

**HOUSING ELEMENT
OF THE CITY OF COACHELLA
GENERAL PLAN**

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APPROVED JANUARY, 1990
AMENDED MARCH, 1991

HOUSING ELEMENT OF THE CITY OF COACHELLA GENERAL PLAN

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PREPARED BY THE CITY OF COACHELLA PLANNING DEPARTMENT
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REVENUE DEPARTMENT
OF THE CITY OF CHICAGO
GENERAL PLAN

CHICAGO, ILLINOIS
JANUARY 1, 1900

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HOUSING ELEMENT OF THE CITY OF COACHELLA

INTRODUCTION

The provision of decent, safe and sanitary housing has long been a goal shared by governments at the federal, state, and local levels. Since 1980 the State of California has required cities and counties to formalize their housing planning efforts by requiring the preparation and adoption of a HOUSING ELEMENT as part of the General Plan. The purpose of the HOUSING ELEMENT is to insure that local units of government have sufficient data, and official statements of needs and goals, to help satisfy local housing needs in conjunction with State and Federal efforts. The HOUSING ELEMENT, if it contains timely information, is also useful as a decision-making guide for developers, planners, elected officials and others.

The HOUSING ELEMENT should not become a static document once it is adopted, but one that is updated and revised as population, income levels, housing stock, and market conditions change over time. Only by having up-to-date housing and demographic data will the HOUSING ELEMENT serve as a viable planning tool that facilitates better local planning and decision-making. At a minimum, the HOUSING ELEMENT of the General Plan is required to be updated every five years. This document fulfills the City of Coachella's requirements to update the General Plan and is written in conformance with Article 10.6 of the California Government Code.

Article 10.6 of the California Government Code states specifically what is required in order for Housing Elements and updates to conform with the Code. Housing Element content "shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing." The Code specifies what steps should be included in periodic reviews. STEP ONE is to evaluate the effectiveness of the previous housing element by looking at results of its implementation. Section I, Evaluation of the Existing Housing Element, will accomplish this step. STEP TWO is to update the housing needs analysis and site inventory to reflect changes in the local housing situation. Section II will contain the Housing Needs Analysis and Site Inventory. STEP THREE and Section III will update the analysis of governmental constraints. STEP FOUR is to revise goals, objectives and programs to reflect the new needs analysis, and evaluation of previous objectives and programs. New goals and objectives will be set forth in Section IV.

During the process of preparation, review and adoption of this Element it has been necessary for all involved to keep in mind that the element must be consistent with the other elements of the General Plan. Consistency is assured by the fact that this document has been prepared by the Planning Department, and reviewed and approved by the Planning Commission, based upon findings of consistency with the General Plan. This Element has been approved by the City Council, based upon the finding that it is consistent with the other Elements of the General Plan. Further program responses and decisions that are made based upon this Element will also require findings of consistency with the General Plan prior to their approval and implementation.

THE SETTING

The City of Coachella, the namesake of the Coachella Valley, is located in the desert region, and geographical center, of Riverside County. The City shares the same warm climate and beautiful mountain views as other desert communities, but is distinguished from its neighbors in several respects. Coachella is a community of families, with many living in the valley for generations. The economic base of the community is agriculture, with transportation also playing a major role.

THE UNIVERSITY OF CHICAGO

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Until 1985 when the PGA West project was built in neighboring La Quinta, most new development had occurred in the western portion of the Coachella Valley. This project signaled a change that resulted in the undertaking of a complete review of all of the General Plan elements, spheres of influence, and city boundaries of the City of Coachella. What resulted was a 1987 General Plan Amendment and Update that considered all the area that might ultimately become a part of Coachella. The Housing Element of 1984 was updated during this review and included in the text.

Since that time the City of Coachella has undertaken many annexations and new housing, and population statistics have become available. The City is also in the process of reviewing several Specific Plans for major projects. The impacts of all of these things taken together have greatly outdated the 1987 Housing Element. In order for a Housing Element to be viable it must contain up-to-date information and projections of future need. The purpose of this 1989 Housing Element is to assemble the most current and accurate data for use until the results of the 1990 Census are made available.

While this Housing Element will still identify areas of need that exist within the community, it must be stated that the City has always taken housing issues seriously. The City has a history of being positive and aggressive in meeting the housing needs of all of its citizens. This is best illustrated by the fact that there are units in the City that have been produced under HUD's Section 8 and 221 D(3) programs, and Farmers Home Administration's Farm Labor Housing, Multi-family, Self Help and Rehabilitation programs. In addition there are over 300 current FmHA 502 loans and numerous California Housing Finance Agency single family purchase program loans. The programs and goals developed as part of this Housing Element continue the long tradition of providing a range of housing options for the citizens of Coachella.

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SECTION I

EVALUATION OF EXISTING HOUSING ELEMENT GOALS, POLICIES, AND IMPLEMENTATION ACTIONS

This Chapter will evaluate the completeness of Goals, Policies, and Implementation actions contained in the General Plan Update, City of Coachella, Housing Element, January 1987 (based on Housing Element, 1984).

GOAL 1: To provide adequate housing in a satisfying living environment for all persons regardless of age, race, ethnic background, national origin, religion, family size, marital status, handicap or any other arbitrary factor.

GOAL 2: To provide housing which is affordable to low and moderate income households.

* **POLICY 1:** Intergovernmental, public and private cooperation shall be encouraged to achieve an adequate supply of affordable housing.

RESULTS: The yearly budgets and work programs of the Community Development Department and the Redevelopment Agency have reflected an ongoing effort to facilitate housing development in the community. This effort generally is intended to increase the supply of housing in the City. The City has also pursued annexations and specific plans, adding to the inventory of available sites for a variety of housing types. Since 1980 the City has annexed 6567 acres, or over ten square miles. Two specific plans have been approved and a third is being reviewed for possible approval in 1990. The two approved plans propose adding 9085 units to the housing stock, 181 of which will be in the affordable category.

Maintaining updated statistics and planning documents, such as the Housing Element and the General Plan Land Use and Circulation Elements, have also supported this policy. Even though these elements were all updated in 1987, they will all be revised and updated in 1990 to reflect more current information. The Zoning Ordinance and Zoning map are also scheduled for revision during 1990. These tasks are further outlined in SECTION IV, GOALS, POLICIES AND OBJECTIVES.

* **POLICY 2:** The City will facilitate and assist in the development of low- and moderate-income housing.

RESULTS: The R-O 6000 Residential Overlay Zone has proven to be a very popular means of facilitating the development of more low- and moderate-income housing. This zone requires that at least ten percent of all units developed as single and multi-family units be affordable to persons earning less than 120% of the median household income for Riverside County. In addition, half of the "below market rate" units "are required to be made available to households earning less than 80% of the median county income." This requirement is a trade-off for higher density residential development. A total of 416 units in four projects have been built on 6000 square foot lots between 1983 and 1989. Another 28 units are currently under construction.

Low and moderate income housing is also included as a high priority in specific area plans. Section 058.03 D. states that the purpose of the specific plan district will be accomplished "only upon satisfactory demonstration by the applicant that the specific plan is in conformance with the intent of the city's general plan and any element thereof". To date, two specific plans

have been approved and a third is expected to be submitted in early 1990. The two approved specific plans combined propose the development of 3565 single family and 5520 multi-family units, to be built over a ten year period. There is a mandatory 20% affordable unit minimum which must be met by each specific plan because of the use of Redevelopment set-aside funds. The two plans together are required to produce 1817 affordable units.

*** POLICY 3:** Ensure adequate sites for mobile homes and monitor the condition of the mobile home stock.

RESULTS: There are currently five mobile home parks within the City. A new, 123 space park is under construction and two other parks, with a total of 138 additional spaces, have been approved. The City is in the process of revising all ordinances and policies in order to be consistent with new state laws that allow placement of manufactured homes on permanent foundations on lots zoned for single-family dwellings. This task has not been undertaken earlier due to a staff shortage.

*** POLICY 4:** The City shall provide for secondary housing units in residential zones.

RESULTS: The "Granny Flat" Ordinance is in place and is ongoing. Only five units have been produced under the provisions of this ordinance. It is estimated that several other secondary units have been built illegally. The ordinance needs to be reviewed and possibly revised to make it more workable. The Community Development Department will continue to monitor the use of the ordinance and will schedule a review and possible revisions for 1991.

*** POLICY 5:** The City of Coachella will encourage the maintenance of affordable low- and moderate-income housing in order to minimize public and private displacement; and it will also discourage the conversion of apartments whereby such conversion adversely impacts the City's ability to meet its housing needs.

RESULTS: The Community Development Department has not yet developed an ordinance to control the conversion of apartments due to a staff shortage. As yet no requests for conversion have been submitted for consideration.

The Community Development Department encourages the development of subsidized units and also monitors the number and status of "at risk" subsidized units in order to determine what impact the loss of these units will have on the local housing market. There is a need to identify methods that the City can use to facilitate the retention of "at risk" units at "below-market" rents before they are lost from the housing stock. This task will require resources beyond those available to the City and will be proposed to the Coachella Valley Association of Governments (CVAG) Housing Committee as a work program item for fiscal year 1991-92, as outlined in the new goals statements.

The City has already approved several multi-family projects, both market and below-market projects, but these have not been built yet due to lack of financing. The construction of new apartment units would help alleviate the problems caused by an unusually low vacancy rate, thus taking some pressure off of the "at risk units". Another goal will be to determine what actions the City can take to facilitate the financing of new multi-family units.

*** POLICY 6:** The City shall make a conscientious effort to have more middle income housing units built.

*** POLICY 11:** Facilitate design modifications for the handicapped.

RESULTS: The City continues to encourage rehabilitation to accommodate the handicapped by offering technical assistance whenever possible. Local funding has been extremely limited by budget constraints.

*** POLICY 12:** Institute a "below market rate" housing program.

RESULTS: This is being accomplished in projects developed under the provisions of the R-O 6000, Residential Overlay Zone, which produced 416 units from 1983-1989. This zone requires that at least 10% of all units in single- and multi-family developments be affordable to persons earning less than 120% of the median family income. Half of the "below market units" will be made available to households earning less than 80% of the county median. This Overlay Zone is very popular and, in fact, applies to 94% of the approved single family units that are currently in the pipeline. There are now 1489 approved single family units in 14 projects, and 1402 units have been approved under the R-O 6000 Zone. These projects will produce a minimum of 141 affordable units.

*** POLICY 13:** Encourage a variety of development that will promote a suitable environment for all ages, ethnic and economic levels of society.

RESULTS: The City has approved two Specific Plan that each include a variety of housing types and sizes. As an example, the McNaughton Specific Plan proposes developing 8000 units on a total of 919 acres. Housing types range from single family detached units with golf course frontages to condominiums and multi-family clusters. The Plan also includes commercial, office, and resort sections, and many recreational facilities. The Specific Plan process is being utilized to develop another large project that will come to the City for consideration in 1990.

*** POLICY 14:** The City shall make every effort to provide for variety in development design for all economic levels.

RESULTS: This is being accomplished in all of the City's zones, but especially through the use of the R-O 6000, Residential Overlay Zone, and in Specific Plan Districts. The Planning Commission is very supportive of variety and quality in design, particularly in projects that do not increase the cost of the units while providing open space, recreational amenities and suitable landscaping.

GOAL 3: To maintain and conserve the existing housing supply in a safe and servicable condition while eliminating housing deficiencies and preventing further deterioration.

*** POLICY 1:** It shall be a policy of the City of Coachella to vigorously pursue the Code Enforcement Program.

RESULTS: Code Enforcement is being vigorously pursued. Staff is using all means provided by state law to encourage property owners to comply with code violations. In some cases it has become necessary to relocate families under the County's Emergency Housing Program while living units are brought up to code.

*** POLICY 2:** Provide a process that assures the cooperation of the City in maintaining quality housing in existing neighborhoods.

RESULTS: The need for a City ordinance requiring dwelling inspections prior to change of ownership has been preempted by state laws addressing the problem. The City fully supports state disclosure and warranty laws developed to protect buyers.

*** POLICY 3:** Support a Community Revitalization Program to assist in financing the Housing Rehabilitation Program, Senior Citizens Home Repair, Energy Conservation and Weatherization Project.

RESULTS: This program has been partially designed but not yet implemented for budgetary reasons. One of the tasks to be included in the goals of this Housing Element will be to find ways to measure the need for various rehabilitation programs, and then to find methods to staff and finance such programs. Current record keeping methods do not allow tabulation of private rehabilitation projects, so there is no estimate of the total number of units that have been maintained or conserved over the life of the Housing Element. The Coachella Valley Housing Coalition rehabilitated 60 multi-family units for farm workers in 1988.

*** POLICY 4:** Promote self-help preventive maintenance of homes.

RESULTS: The originally proposed tool loan program is not within the realm of possibility with current staff and financial resources. Staff are available to answer questions to individuals undertaking preventive maintenance projects.

*** POLICY 5:** To reduce residential energy use within the City in order to help decrease housing costs and conserve resources.

RESULTS: The Building Department has adopted the California Energy Code. An ongoing effort is underway to educate the public and developers of energy efficient design and building methods. This issue is being addressed in part through the creation of a design manual.

*** POLICY 6:** Provide a process that assures the coordination of all jurisdictional levels responsible for health and safety to reduce crime, and promote fire and health safety.

RESULTS: The Neighborhood Watch program was started four years ago. Since that time the Coachella Police have established twelve neighborhood watch groups. These groups range from neighborhoods of single family detached units to apartment complexes. An estimated 40% of the neighborhoods in Coachella participate. The program is credited with significantly reducing neighborhood crime in the last three years. Statistics indicate a 25% reduction in various crimes including burglary, property crimes, and drinking related violent incidents.

*** POLICY 7:** Adopt and implement ordinances providing reasonable protection for renters.

RESULTS: The Community Development Department is in the process of investigating options to accomplish this. As part of the process, model ordinances and program structures of other cities are under review. Code enforcement is being used as a means of protecting renters rights by assuring compliance with health and safety codes. Additional protection will come from the ordinance being developed to control conversion of apartments to condominium.

GOAL 4: Arbitrary housing discrimination based on race, religion, ethnic origin, marital status, age, sexual orientation or physical characteristics is to be eliminated.

***POLICY 1:** Fair Housing Laws shall be augmented and enforced to protect against arbitrary housing discrimination.

RESULTS: The City fully supports Fair Housing Laws and makes referrals whenever requests for this type of assistance are made. Staff have also provided printed materials when requested. Landlord/Tenant matters are referred as necessary to agencies that can provide assistance with specific problems.

***POLICY 2:** The City shall actively promote equal housing opportunity.

RESULT: The City supports all efforts to assure equal housing opportunity. Staff have developed working relationships with several agencies that can provide services to those needing assistance with equal housing issues.

***POLICY 3:** Provision of a decent house and satisfying environment for all residents of Coachella.

RESULT: The Planning Department follows the guidelines of the Open Space and Conservation Element when evaluating new development proposals. Open space is encouraged in subdivision layouts and is required in Specific Plans and Planned Unit Developments. Open space design will be one of the issues included in the new design manual that is currently being written.

***POLICY 4:** Explore the adoption of additional ordinances and legislation to protect the rights of all persons in obtaining and retaining housing, including measures to ensure the disclosure of information on rental rates and conditions of tenancy.

RESULT: California Real Estate disclosure laws affecting home purchases have been significantly strengthened since this policy statement was written. The City supports the disclosure laws by providing information to property owners, potential purchasers, realtors and brokers upon request.

GOAL 5: To provide a means by which the citizens may furnish a meaningful contribution to the realization of the overall housing goals of the community.

*** POLICY 1:** Encourage citizen participation in planning and programming of housing policy and public improvements.

RESULT: The City is an active participant on the Coachella Valley Association of Governments Housing Committee and takes every opportunity to promote citizen participation in public forums when housing issues are involved.

SUMMARY:

Substantial progress has been realized on the goals identified in the 1984 Housing Element. This updated housing element will review any unmet goals and will develop any new goals needed to address the new needs identified during the update process. New goals, policies and program statements are contained in Section IV.

SECTION II

HOUSING NEEDS ANALYSIS AND SITE INVENTORY

A. INTRODUCTION

The Housing Needs Analysis presents an overview of Coachella's population and housing stock characteristics. Various statistics are presented for the total population and on households. Projections of population and household growth are also included. Other statistics will assess the adequacy of the existing housing supply in terms of type, tenancy, vacancy rates, cost and age. The need for new housing units, based on existing supply and projected growth, will then follow. The last portion of this section will present the Site Inventory and discuss the availability of land within Coachella that is suitable for future housing development.

In 1960 the population of Coachella was 4,854, and it grew a remarkable 72% by 1970, when the population reached 8,353. By 1980 the population only increased to 9,129, and the City limits encompassed 8.6 square miles. Only 16% of the land within the city in 1980 was devoted to urban uses and much of the balance was agricultural land left to lay fallow. The sphere of influence comprised 19.1 square miles. Annexations were beginning to take place in the southwestern portion of the city because infrastructure was more developed there.

The year 1989 finds a City that encompasses nearly 20 square miles and has a population of 14,535. Only 15% of the total land area in the city has been developed to date, but many plans are in the works that could result in very significant population and housing unit increases occurring within the City over the next decade. Most of the annexations to date have not added large numbers of people or housing units to the City. Annexations account for a population increase of 210 individuals and 82 housing units. Annexations did, however, add 6567 acres to the city size.

B. POPULATION AND HOUSEHOLD GROWTH

Riverside County has been cited as one of the fastest growing areas in the nation. The Coachella Valley, located in Riverside County, is also experiencing high growth rates. While unincorporated areas have increased their populations by only 26%, the combined incorporated areas in the valley have experienced a population increase of nearly 59% between 1980 and 1988. The City of Coachella has experienced an increase of nearly 55% in the same time period. (see Table II-1) Some of the increases, as well as the slow growth rate in unincorporated areas are due to annexations that have occurred since 1980.

TABLE II-1

COACHELLA VALLEY REGION POPULATION CHANGES 1980-1988	1988	1980	% CHANGE
ALL INCORPORATED AREAS	163,579	102,947	58.90%
UNINCORPORATED AREA	38,652	30,643	26.14%
COACHELLA VALLEY REGION TOTAL	202,231	133,590	51.38%
CITY OF COACHELLA	14,115	9,129	54.62%

Source: CVAG, Regional Housing Needs Analysis, April 1989.

A major factor that explains why more growth has occurred in Coachella than in the rest of the Desert Cities is the fact that Coachella is largely comprised of individuals and households of Hispanic origin. The 1980 Census found that 89.3% of the households were of Hispanic origin, 8.6% were White, and 2.2% were Black or other ethnic origin. By 1987 Hispanic households represented 83.6%, Whites were 13.1% and Blacks and others ethnic groups represented 3.2% of the population. While the proportions have shifted slightly, the change is relatively small. Analysis of recent data from the Census Bureau has found that the Hispanic population grew at a rate more than five times greater than the rest of the U.S.A. between the years of 1980 and 1987. This trend is expected to continue. The ethnic makeup of other Desert Cities is predominately White.

Total population increases certainly indicate growth, but more important to housing needs analysis is the increase in households that occurs over time. A household is a group of people living together in a residence, related or unrelated. Therefore, increases in the number of households and changes within those households are critical when assessing the adequacy of the existing housing supply and projecting future housing needs.

Coachella's total population increased by nearly 55 % during the eight year period from 1980 to 1988. During that same time the number of households increased by only 43%. The difference in rates of increase is a result of the growing number of persons per household. The 1980 Census found that households averaged 4.15 persons. It is estimated that by 1988 the number of persons per household had increased to 4.5. (see TABLE II-2)

TABLE II-2

CITY OF COACHELLA			
HOUSEHOLD CHANGES 1980-1988	1988	1980	% CHANGE
TOTAL POPULATION IN HOUSEHOLDS	14,075	9,129	54.62%
TOTAL HOUSEHOLDS	3,127	2,186	43.05%
PERSONS PER HOUSEHOLD	4.5	4.15	

Source: CVAG, Regional Housing Needs Analysis, April 1989.
Coachella Planning Department.

Annexations that occurred between 1980 and 1988 account for very little of the increase in population and households. During that time period there was an increase of 6567 acres due to annexation. There was an increase of only 210 individuals and 82 housing units due to annexations.

At the same time that population and households have been increasing, the demographic characteristics of both have been changing. The most significant changes are household size, median age, and median household income. These characteristics are most important when analyzing housing need and affordability, which is discussed in later sections. (see TABLE II-3) The significance of each of these changed demographic characteristics is discussed in the sections that follow.

TABLE II-3

CITY OF COACHELLA

DEMOGRAPHIC CHARACTERISTICS	1988	1980	% CHANGE
TOTAL POPULATION	14,115	9,129	54.62%
TOTAL POPULATION IN HOUSEHOLDS	14,075	9,129	54.18%
NUMBER OF HOUSEHOLDS	3,127	2,186	43.05%
POPULATION PER HOUSEHOLD	4.5	4.15	8.43%
MEDIAN AGE	23.1	21.7	6.45%
MEDIAN HOUSEHOLD INCOME	\$19,561.00	\$13,615.00	43.67%

Source: CVAG, Regional Housing Needs Analysis, April 1989.

Urban Plan, General Plan Update, City of Coachella, January 1987.

Household size, or population per household, has always been larger in Coachella than in the rest of the cities of the Coachella Valley. This is another factor that is influenced by the large proportion of the population that is Hispanic. According to the Census Bureau, Hispanic families on the average across the U.S. consist of 3.83 people, as compared to 3.14 for non-Hispanic families. Coachella's average household size in 1988 was estimated at 4.5 persons, and this increased from 4.15 in 1980. Previous Housing Elements have analyzed the impact of family size on the local housing market. The 1987 Update stated that 871 families, or 39.8% of families in 1980, had five or more persons in the household.

The median age of the population has increased by 1-1/2 years, indicating that overall the population is aging slightly. However, compared to other median age figures for Desert Cities, 23.1 is still very young. The average median age for Coachella Valley Cities in 1988 was 40.9 years (Source: CVAG, p.23). Of the nine Cities in the valley, Coachella's median age is the youngest. This is largely due to the fact that many other Desert Cities have large retirement populations. Only 6.1% of Coachella's population is aged 65 or older.

In 1988 the Coachella median household income had risen to \$19,561, which represents an increase of over 43% since 1980. Although that is a significant increase, the median household income for Coachella is still well below the Riverside County median income, which is \$32,200 for a family of four in 1989. Using these figures, Coachella's median household income is only 60% of the County median. The County median for a one-person family in 1989 is \$22,550, which is still higher than Coachella's median household income for a household averaging 4.5 persons. The concept of median household income may not truly reflect the status of individual household incomes. Many times a household will have several working members, some of whose income may not be reflected accurately in statistics due to the way that income data is reported and collected. The impact of low median household income, based on estimates by the Census Bureau, the State Department of Finance and the State Department of Housing and Community Development will be discussed and illustrated in the section dealing with housing affordability in Section II-D. (Source: State of California, Department of Housing and Community Development, 6932 INCOME LIMITS, February 1989.)

C. HOUSING STOCK CHARACTERISTICS

While the number of housing units in the Coachella Valley has grown significantly over the past eight years, that number has not increased at the same rate as population growth. Overall, the housing stock in the region increased by 35.5%, while population increased by over 46%. In the City of Coachella the housing stock increased by 883 units, or 40.38%, while households increased by 43%. Trends such as these may, over time, result in lower vacancy rates, increased prices, increased numbers of persons per household, and higher proportions of the population living in older housing. If any of these conditions are already in existence, they can worsen over time. TABLE II-4 shows how the number of housing units in the region, and Coachella, increased between 1980 and 1988.

TABLE II-4

COACHELLA VALLEY REGION			
HOUSING STOCK CHANGES 1980-1988	UNITS 1988	UNITS 1980	% INCREASE
ALL INCORPORATED AREAS	93,652	66,963	39.86%
UNINCORPORATED AREA	17,915	15,361	16.63%
COACHELLA VALLEY REGION TOTAL	111,567	82,324	35.52%
CITY OF COACHELLA	3,226	2,343	40.38%

Source: CVAG, Regional Housing Needs Analysis, April 1989

Overall, the supply of housing in Coachella grew faster between the years 1980 and 1984 than between 1984 and 1988. All of the multi-family construction occurred between 1980 and 1984. The lack of new multi-family construction since 1984 is due to a lack of financing. Single-family stock increased at a faster rate between 1984 and 1988.

TABLE II-5

HOUSING STOCK GROWTH IN COACHELLA BY TYPE	1988	1984	1980
SINGLE FAMILY	1,980	1,690	1,516
2 TO 4 UNITS	479	422	284
5 OR MORE UNITS	526	526	364
MOBILE HOMES	<u>241</u>	<u>194</u>	<u>179</u>
TOTAL HOUSING UNITS	3,226	2,832	2,343

Source: CVAG, Regional Housing Needs Analysis, April 1989.

The overall composition of the housing stock also changed between 1980 and 1988. In 1980 the housing stock in Coachella had a higher proportion of single family units--nearly 65%. Over 27% were multi-family units, and 7.6% were mobile homes. By 1988, multi-family units accounted for over 31% of the total, and single family for just over 61%. The proportion of mobile homes remained almost the same. (see TABLE II-5) Annexations accounted for only 82 units being added to the housing stock during this period.

Vacancy rates in Coachella have been extremely low for several years. An acceptable rental vacancy rate is considered to be 5.0%, and owner occupied housing vacancy rates around 2.5% to 3% are

considered sufficient to meet demands. In 1988 Coachella had an adjusted vacancy rate of only one half of one percent (0.5%), the lowest in the Coachella Valley. This means that there are few units available for sale or rental at any given time. Low vacancy rates have been a norm in Coachella for most of the decade. Conversations with rental agents indicated that rental unit waiting lists are extremely long and demand for large units is higher than the current housing supply can satisfy.

As housing stock ages it is harder to maintain in a good living condition. For a number of years the Census Bureau has used age of housing as a relative indicator of condition. The design life of major components of an average quality house will range from twenty to thirty years for such items as roofing, plumbing, and electrical if they are well maintained. As the supply of older housing units ages there is more need for maintenance and rehabilitation in order to keep the unit livable during a normal deterioration cycle. As a house ages beyond thirty years of age, replacement, or rehabilitation of major components, may be one of the key factors involved in maintaining safety and sanitary standards.

The 1980 Census reported that 363 units, or 15.7% of Coachella's housing stock, at that time, was built prior to 1950, making it 30 years or older. Since tremendous growth has occurred since 1980, and 883 housing units were added to the stock between 1980 and 1988, the proportion of the housing stock that was built prior to 1950, and is still in use, is estimated to be much smaller. Building Department records show that 46.5% of the units in the City have been built since 1970, and another 25% were constructed between 1960 and 1969. At least 28.5% of the total units are now close to 30 years or older. TABLE II-6 compares the ages of housing stock for the years 1980 and 1988.

TABLE II-6

CITY OF COACHELLA		% OF TOTAL UNITS	
AGE OF HOUSING STOCK			
<u>YEAR BUILT</u>		<u>1988*</u>	<u>1980</u>
1980-1988		27.40%	
1970-1979		19.10%	26.70%
1960-1969		25.10%	35.20%
1959 OR EARLIER		28.50%	37.90%
*ESTIMATED			

Sources: 1980 Census, Coachella Planning Department, Coachella Building Department.

Older houses in Coachella seem to require more roof replacements and plumbing overhauls than anything else. Roofing material deteriorates quickly due to the sun, and old fashioned plumbing systems wear out. Stucco withstands heat and holds up well over time. Wood structures and wood siding do not hold up to the elements well at all. Electrical systems in the dry desert climate seem to last well too. (Coachella Building Dept.) There have only been 7 demolitions since 1984.

SCAG estimates project a need for 12 demolitions during the time period 1989-1994. Realistically 2 to 3 demolitions should occur per year to remove housing stock that does not meet health and safety standards and can not be rehabilitated.

City records do not allow staff to determine how many units have been privately renovated or rehabilitated at any given time. There are many requests through the Planning and Building Departments for permits for room additions, garage enclosures, and various other expansions, as well as a number of minor repairs. It is estimated by use of a windshield survey that 18 %, or 580 units, currently require some sort of rehabilitation or weatherization work. 1990 Census data will help

define the problem further, but it is already known that many units, both renter and owner occupied, require some sort of programmatic response.

Housing tenure statistics, or the proportion of owners and renters in the housing market, tell a lot about a community and its housing needs. These figures are important to consider when projecting future housing needs by type, size, and price range. An adequate supply of single-family detached houses, as well as rental units, is important to consider in relation to the type of employment available and wage levels that prevail in the community. The 1980 Census reported that 61.1% of housing units in Coachella were owner-occupied and 38.9% were rental units. The average owner occupancy rate for the Coachella Valley overall was around 73%. While Coachella's owner occupancy rate is lower than the overall rate for the valley, there is still a high degree of home ownership in the City in spite of relatively low median household incomes.

D. HOUSING AFFORDABILITY

The provision of an adequate supply of housing in a city depends on profit-motivated builders and others to provide units that are suitable and affordable to the households that want to live in the area. With building material and labor costs constantly increasing faster than incomes, this is no easy task. But housing affordability, or matching households with units that supply their needs at affordable rents and mortgage payments is the real challenge of any housing needs analysis.

One method of measuring affordability is to examine the cost of housing available and determining how affordable it is to households with median incomes. The normal method for doing this is to compare median incomes to the cost of purchasing a median priced house in the area of study. The median represents the mid point of the range of numbers being analyzed. The median income is the midpoint--with 50% of the household incomes being more than the median, and 50% of the incomes being less.

Recent studies of Coachella's housing market have not been made to provide this analysis with a statistically reliable median housing price, and comparisons to state, county and area medians is not reasonable. For purposes of this study, an analysis has been prepared that uses the average price of an affordable new house in Coachella. The house has two bedrooms and 1050 square feet, and is built on a 6,000 square foot lot. For purposes of this example, the selling price is \$87,000, there is a 10% down payment, and the term of the loan is 30 years with a fixed 10% rate of interest on a loan of \$78,300. (see TABLE II-7)

TABLE II-7

CITY OF COACHELLA	
MEDIAN HOUSEHOLD INCOME 1988	\$19,561.00
HOURLY WAGE	\$9.48
MONTHLY SALARY	\$1,630.00
HOUSING ALLOWANCE (30%)	\$489.00
P&I ON MEDIAN HOUSE LOAN*	\$687.00
SHORT/OVER OF HSG. ALLOWANCE	(\$198.00)
PERCENT OF INCOME REQUIRED	42.15%
*P.P.-\$87,000/10%DN/30YR.	

Source: CVAG, Regional Housing Needs Analysis, April 1989.
City of Coachella Planning Department

In this illustration a family making the 1988 median household income would have to pay 42% of its monthly earnings to afford the principal and interest payment alone. Since this example does not

include taxes, insurance and utility costs, there would be additional monthly costs that are not reflected, and the actual percentage of income needed to support the house would be even higher. This would put the monthly expenditure for housing well over 40%. Affordability is defined by the Federal Government as a level of payment not exceeding 30% of the monthly gross income to support housing purposes (this is identified above as the 30% Housing Allowance.). The house in the example is affordable to households making at least \$27,480. It must also be kept in mind that income figures used are 1988 and have probably increased in 1989.

Looking at this example another way, a median income family could probably afford a house on which the monthly principal and interest payment did not exceed \$489 a month. This would be possible given a loan amount of \$56,000 at 10% interest, for a thirty year term. Depending on the size of a down payment, the family might be able to look at houses in a broad price range. The problem, then, would be to find houses available in a market that has only a 0.5% vacancy rate. Statistics indicate that many households in Coachella would be looking for houses in this price range, so available units would not be on the market long, and many might not be advertized on the open market at all. New units built in this price range usually require some sort of subsidy.

Homeownership is not the only affordability concern faced in today's housing markets. Rental rates and the availability of units that meet special needs may also cause housing gaps. For example, the average rent charged for a two bedroom unit in Coachella in 1989 is \$485, not including utilities. But this rent is an average, and rents range from a low of \$265 to a high of \$616 for two bedroom units. Further rent breakdowns are shown in TABLE II-8.

TABLE II-8

MARKET RENT SURVEY-1989	LOW RENT	HIGH RENT	AVERAGE RENT
1 BEDROOM UNIT	\$225.00	\$543.00	\$385.00
2 BEDROOM UNIT	\$265.00	\$616.00	\$485.00
3 BEDROOM UNIT	\$300.00	\$700.00	\$550.00
4 BEDROOM UNIT	N/A	N/A	N/A

Source: Coachella Planning Department

Discussions with rental agents indicated that waiting lists are very long for all size units. Three and four bedroom units are particularly hard to find. In fact, no four bedroom units could be found during the course of this survey to determine what average four bedroom units rented for. The extremely low vacancy rate in Coachella and the high demand for larger units because of large family sizes both contribute to a very tight housing market for renters. Rent affordability is also a problem for many households. TABLE II-9 presents an affordability analysis using the average rent for a two bedroom unit and the median household income for a renter household in Coachella.

TABLE II-9

CITY OF COACHELLA-RENTER HOUSEHOLD	
MEDIAN EST. RENTER INCOME 1988	\$13,675.00
HOURLY WAGE	\$6.63
MONTHLY SALARY	\$1139.58
HOUSING ALLOWANCE (30%)	\$341.87
AVERAGE RENT-2 BEDRM. 1989	\$485.00
SHORTFALL OF HSG.ALLOWANCE	(\$143.13)
PERCENT OF INCOME REQUIRED	42.56%

Source: U.S. Dept. of H.U.D., Community Profile, 1988
Coachella Planning Department

The example above compares 30% of the gross monthly income of a median income renting household, to the average rent charged for a two bedroom unit. Since 30% is considered the upper limit to pay for rent and still be affordable, anything over 30% is an indication that the household is having to pay a higher than affordable rent in order to have a suitable unit. In the case illustrated, the household would be paying 42.56% of its gross income for rent, not including utilities. Theoretically, the household above could afford to pay a rent of \$341.87 for a two bedroom unit. The problem would be to find one for the lower, more affordable price.

The lack of adequate affordable housing in a market can have several effects. The most common result is that more and more households pay more than 30% of their income for shelter. This overpayment condition is particularly rough on lower income households. The Southern California Association of Governments, in the Regional Housing Needs Assessment, estimates that there were 1,499 lower income households in Coachella in 1988. The total number of households was 3,130 at that time, so lower income households accounted for nearly 48% of the total. Of that number, 639 lower income households, or 20% of the total households, were overpaying for shelter. A further breakdown of overpayment statistics is shown in TABLE II-10. Two thirds of the households that had housing overpayments were renters. Of the renters and home owners who had overpayments, most were very low income households.

TABLE II-10

COACHELLA H.H. INCOME LEVELS 1988	TOTAL	% OF TOTAL
TOTAL HOUSEHOLDS	3,130	
LOWER INCOME HOUSEHOLDS	1,499	47.89%
LOWER INCOME H.H. OVERPAYING	639	20.42%

HOUSING OVERPAYMENT BY TENURE AND INCOME LEVEL	TOTAL	% OF TOTAL
TOTAL OWNERS OVERPAYING	221	
LOW INCOME OWNERS	77	34.84%
VERY LOW INCOME OWNERS	143	64.71%
TOTAL RENTERS OVERPAYING	418	
LOW INCOME RENTERS	146	34.93%
VERY LOW INCOME RENTERS	272	65.07%

Source: SCAG, Regional Housing Needs Assessment for Southern California, 1988.

Another condition that may be impacted by housing affordability is overcrowding. The Census definition of overcrowding is a unit occupied by 1.01 or more persons per room. By that definition, 35% of all households (776) were overcrowded in 1980. Application of that same proportion to 1988 household totals produces an estimate of 1,110 overcrowded households in 1988. By further applying 1980 statistics it is estimated that 56% of overcrowded households are homeowners. See TABLE II-11.

TABLE II-11

1988 ESTIMATE OF OVERCROWDED FAMILIES	% OF TOTAL	TOTAL	OWNERS	RENTERS
	35.50%*	1,110	619	491
			(55.80%*)	(44.20%*)

Source: Coachella Planning Department, 1980 Census.

This definition of overcrowding seems rather arbitrary when one looks at a community of Hispanic origin, where great pride is taken in family orientation. Families tend to be large, and extended

The number of homeless who are living on the street number about fifteen to twenty in each of the Desert Cities. In addition, the Coachella area has a sub-group of transients living along a hobo trail near the railroad tracks. They live in sheds, old cars, and under trees and bridges. Many are between agricultural jobs. There is a documented group of squatters living outside the City, near the County dump on Dillon Road. This group numbers about 100, including ten to fifteen children. They live in cars, campers, buses, and shanties, and define themselves as "traveling", rather than homeless.

According to CVAG, many of the homeless do not seek help, and many are not interested in seeking more appropriate permanent housing. Never-the-less, the issue of homelessness is an issue that impacts the community and needs to be addressed as opportunities arise. APPENDIX III, INVENTORY OF HOMELESS FACILITIES AND SERVICES IN THE COACHELLA VALLEY, found in this document, identifies local agencies that provide emergency and homeless assistance in the Coachella Valley.

The 1990 Census will help the City determine the number of homeless in Coachella. These figures will then be used by the City to help eliviate the problem. A review of the Zoning Ordinance, an inventory of available, suitable sites, and identification of funding sources will all be undertaken as steps to identify available sites for homeless shelters within the City. These tasks will be underataken during fiscal year 1991-1992.

Families with Female Heads of Households

Female heads of households tend to be of lower income, and therefore have a harder time finding suitable affordable housing. According to the 1980 Census, female headed households comprised approximately 13% of all households in the City, or a total of 293 households. Ninety-eight of these had incomes below the poverty level. Using the 1980 ratio to estimate the number of female headed households in 1988 yields a total of 419 households. Of these, 138 female headed households, or one third of all female headed households, were estimated to have incomes below the poverty level. Facilities within the City which are available to address the needs of these households are outlined in APPENDIX IV, INVENTORY OF ASSISTED HOUSING UNITS IN THE CITY OF COACHELLA.

Large Families

The City had a high proportion of large families in 1980, according the the Census Bureau. In 1980 there were 871 families consisting of five or more members. This represented 38.9 % of all households at that time. Applying the same proportions to 1988 household statistics it can be estimated that there were approximately 1284 large households in 1988. Most of the 1980 large households resided in their own homes. If that trend has held true, and if the same proportions apply, then there were 868 (67.6%) owner households, and 416 (32.4%) renter households in 1988. There is no doubt that some of these households are crowded. Results of the 1990 Census will aid the City in identifying the exact need and designing incentives to address the problem. This task will be started in 1991.

Elderly

Coachella has a relatively young population, with only 6.1% of the 1980 population aged 65 or older. Nearly 14% of the households (300 in 1980) were headed by a householder who was 65 years or older. By applying 1980 statistics to current household date it can be estimated that in 1988 there were approximately 428 elderly headed households. In 1980, 68% of elderly headed households were homeowners and 32 % were renters. If these proportions still held true in 1988, then there were approximately 291 elderly homeowner and 137 renter households. This population segment is unually most affected by rising costs and fixed incomes. Some may be burdened with housing units that are too large for their needs, or too expensive to keep maintained. It can be estimated that there were 56 elderly households with income below the poverty level in 1988. This group of older homeowners with

fixed incomes would probably benefit from low-cost rehabilitation and weatherization programs. It can be anticipated that at least 56 households would benefit from subsidized elderly housing units. Results of the 1990 Census will aid the City in measuring the extent of the elderly housing problem within Coachella. This special need group will be one of the areas that is addressed beginning in 1991.

Handicapped

The 1980 Census recorded that there were 92 physically handicapped individuals living in Coachella. The 1980 ratio of physically handicapped individuals in the population was 1.07%. Applying this ratio to the 1988 produces an estimate of 150 physically handicapped individuals. No current local estimates of physically handicapped individuals could be found, so one of the goals that needs to be addressed during the life of this Housing Element is to develop local resources and use these along with data from the 1990 Census to develop accurate estimates of physically handicapped needs.

F. POPULATION PROJECTIONS & UNITS NEEDED

The City of Coachella has expanded its land area extensively over the past few years. The population has expanded at a steady pace in the last few years also. Having large areas of undeveloped land within the City, having water and sewer services readily available, and having a growing labor market available, will all be great inducements for growth to take place within the City. Several Specific Plans have already been developed for portions of these areas.

Population projections based on past growth can be an indicator of what the future might bring. The Southern California Association of Governments (SCAG) and the Coachella Valley Association of Governments (CVAG) have both prepared population projections for Coachella. Drawing from these population projections and other demographic characteristics it is possible to project how many housing units will be needed to keep up with the expected household growth. TABLE II-12 presents population growth estimates. Each of the estimates begin with the 1988 population of 14,115.

TABLE II-12

POPULATION GROWTH ESTIMATES	1990	1995	2000
SCAG	16,197	19,898	23,625
LOW CVAG	15,345	22,500	29,650
MEDIUM CVAG	16,880	25,000	35,600
HIGH CVAG	18,570	27,500	42,700

Source: CVAG, Regional Housing Needs Analysis, 1989.

SCAG, Regional Housing Needs Assessment for Southern California, 1988.

SCAG estimates are based on historical growth trends. CVAG estimates are based upon population growth predicated on future land development and employment expansion. The CVAG estimates also take into account growth standards set by the various sub-regions. The low, medium, and high estimates developed by CVAG reflect three different scenarios of future growth based on known factors.

Household growth can be extrapolated from population growth estimates to determine housing unit needs well into the future. TABLE II-13 shows estimated household growth, based on the three CVAG scenarios, to the year 2010.

TABLE II-13

HOUSEHOLD GROWTH ESTIMATES (POPULATION/H.H.=4.5)	LOW CVAG EST.	MEDIUM CVAG EST.	HIGH CVAG EST.
1988	3,127	3,127	3,127
1990	3,412	3,754	4,129
1995	5,003	5,559	6,115
2000	6,593	7,916	9,495
2005	8,094	11,163	14,354
2010	9,606	14,410	19,213

Source: CVAG, Regional Housing Needs Analysis, 1989.

From household growth estimates it is possible to determine the number of housing units that will be needed for each period of time for which household growth is estimated. Housing unit needs not only take into account household growth, but must account for losses to the housing stock through demolitions

and other causes. TABLE II-14 shows the cumulative number of housing units needed in five year increments as well as the number of lower income units that will have to be added per increment to meet household formation demand. The proportion of lower income units is assumed to remain constant over time.

TABLE II-14

HSG.UNITS NEEDED BY YEAR	TOTAL UNITS	LOWER INCOME	LOWER INCOME AS % TOTAL
1988 ACTUAL	3,364		
1990	4,416	1,838	41.62%
1995	6,421	2,722	42.39%
2000	9,970	4,227	42.40%
2005	15,072	6,390	42.40%
2010	20,173	8,554	42.40%

Source: CVAG, Regional Housing Needs Analysis, 1989.

SCAG has taken a different approach to predicting the number of housing units needed. As the regional agency charged with estimating regional housing allocations, SCAG has developed estimates of housing units needed by income category for the years 1989-1994, based upon the SCAG population estimates. These estimates take into account units needed to adjust for the low vacancy rate and for demolitions that are expected to occur. These estimates are shown in TABLE II-15. It should be pointed out that these estimates, like the SCAG population growth estimates, are somewhat lower than the CVAG estimates of population and household growth, and housing units needed by year (see TABLES II-12, II-13, and II-14). CVAG's estimates are considered to be more likely to come to pass. For this reason, SCAG's estimates of housing units needed by 1994 are viewed as the minimum number needed to accommodate growth.

TABLE II-15

HOUSING UNITS NEEDED				
SCAG EST. FOR 1989-1994				
TOTAL ADDITIONAL UNITS		GROWTH	VACANCY	DEMOLITIONS
643		528	102	12
UNITS NEEDED 1989-1994(SCAG)				
BY INCOME CATEGORY		TOTAL	643	
INCOME CATEGORY	VERY LOW	LOW	MODERATE	HIGH
	135	137	160	210
TOTAL ADDITIONAL UNITS		% LOWER	%MOD/HIGH	
643		42.40%	57.60%	

Source: SCAG, Regional Housing Needs Assessment for Southern California, 1988.

An additional concern to housing planners is the possibility that low-rent units that are currently subsidized by the Federal Government may be taken out of the low-rent category. This is seen as a very real threat because of changes in federal subsidy programs and tax laws over the past several years. As tax advantages disappear and rent subsidies end there is no longer an incentive for project owners to

keep units on the market at below-market rents. These units are considered to be "at risk" because once they are made available at unsubsidized rent levels they are no longer affordable to those who can only occupy them with some sort of financial assistance, usually through the Section 8 rent subsidy or other program. TABLE II-16 is a listing of "At Risk" Low Income Rental Unit Projects in Coachella that may be affected by ending federal subsidization as early as the year 1992. The loss of federal subsidies, and the federal tax laws for that matter, are beyond the control of a single municipality, but the loss of subsidized units throughout a city, region, or state could have dramatic impacts. This potential problem is being addressed at this time in order to monitor the extent of its impact. There may be opportunities for municipalities to respond individually, but more likely there will be a need for some sort of federal intervention in the form of new programs or new tax laws that allow these units to remain on the market at below-market rates. One of the Goals and Objectives of this Housing Element will be to identify ways that the City of Coachella can help retain these units as low-rent units. (see SECTION IV, GOALS, POLICIES AND OBJECTIVES).

TABLE II-16

AT RISK LOW INCOME RENTAL UNITS PROJECT	#UNITS	TYPE	POSSIBLE END OF SUBSIDY
COACHELLA COMMUNITY HOMES	100	221 D(3)	9/1992
COACHELLA VALLEY APTS. #1	50	FmHA	
COACHELLA VALLEY APTS.#2	52	FmHA	8/2001
DESERT PALMS	<u>112</u>	CHFA	
TOTAL UNITS AT RISK	314		

Source: CVAG, Regional Housing Need Analysis, 1989.

G. SITE INVENTORY

The purpose of this section is to comply with Government Code Article 10.6, Section 65583(a)(3), which requires "an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment and an analysis of the relationship of zoning and public facilities and services to these sites."

As stated in earlier sections of this report, the City of Coachella has annexed a lot of land into its City limit over the past several years. Most of this land is agricultural in nature and has been designated as either Agricultural Reserve or Agricultural Transition for zoning purposes. The City covers approximately 20 square miles and is approximately 89% undeveloped.

The most recent analysis of acreage devoted to the various zoning classifications was done in 1988. The results of that study are presented in TABLE II-17.

TABLE II-17

1988 ACREAGE BY ZONING DESIGNATION	DEVELOPED ACRES	ZONED ACRES	PERCENT DEVELOPED
RESIDENTIAL	498	2,894	17.21%
COMMERCIAL	46	718	6.41%
INDUSTRIAL	<u>109</u>	<u>2,402</u>	<u>4.54%</u>
TOTAL	653	6,014	10.86%
AGRICULTURAL:	DEVELOPED	ZONED	PERCENT OF
TRANSITION	ACRES	ACRES	TOTAL
RESERVE	N/A	5,339	76.35%
TOTAL	N/A	<u>1,654</u>	23.65%
		6,993	
TOTAL ACRES ZONED 1988		13,007	

Source: Willdan, Report for Utilization of Mello Roos 1982 Act for Public Safety, 1989.

As shown in the table above, only 17% of the residentially zoned land in the City had been developed in 1988. Overall only 10.86% of the City was developed at that time. Agricultural land, shown in the lower portion of the table will also add to the supply of land available for residential development. Agricultural Reserve land is set aside to be preserved as prime agricultural land. It is assumed that this land will remain in agricultural uses. Agricultural Transition zoning is applied to land that is currently agricultural, but is expected at some later date to be zoned for other purposes. It is assumed that this land will ultimately be developed and will include many acres of residential uses. Over 76% of the nearly 7000 acres of agricultural land in the City is currently zoned Agricultural Transition.

Another analysis, using 1988 acreages and zoning designations, has been developed to look specifically at potential residential land development by residential type and density. This analysis expands upon the section of the table that shows residential zoning designation acreages in TABLE II-18. The Residential acreage has been allocated to the four types of residential zones used in the City of Coachella Zoning Ordinance.

TABLE II-18

VACANT RESIDENTIAL ACREAGE BY ZONING DESIGNATION	TOTAL ACRES	POTENTIAL UNITS	
		LOW UNITS	HIGH UNITS
RESID. ESTATE (1-2/AC.)	280	280	560
SINGLE FAMILY (3-6/AC.)	1,536	4,608	9,216
MULTI FAMILY (10-20/AC.)	400	4,000	8,000
MOBILE HOME PARK (1-10/AC.)	180	180	1,800
TOTAL	2,396	9,068	19,576

Source: Coachella Planning Department.

The table above breaks down residential land uses into four zoning categories. By multiplying the number of vacant acres times the low and high unit densities associated with each residential type it is possible to determine what the low and high unit capacities are for each category and for the city as a total. According to this analysis, the City could currently absorb 19,576 units, using high densities in each category. In 1988 there were 3,226 residential units in the City on 498 acres. The actual capacity of vacant land in the City to absorb residential units is much greater than this, because this analysis does not factor in Agricultural Transition and Reserve land that will ultimately be zoned for residential uses, or be developed under specific plans.

According to the CVAG analysis, the City could need as many as 10,000 units to accommodate population growth by the year 2000, based on the highest estimates of growth. That number could easily be accommodated with current zoning and land use practices. A study is currently under way to determine sewer and water system capacities. Any deficiencies will be identified early enough to allow for expansions to be budgeted and built. In reality there are more than 5,000 acres of Agricultural Transition land that will be suitable for residential purposes also, greatly increasing the City's ability to absorb new housing units well into the future.

There are many older units and neighborhoods in Coachella that ultimately could be redeveloped or rehabilitated through the City's Redevelopment Agency and by other means. It is not known at this time what numerical impact this could have on the supply of housing. It is reasonable to assume, however that much of the current housing stock can be preserved if rehabilitation and redevelopment programs are designed to restore properties before they become too delapidated. CVAG reported in the Regional Housing Needs Analysis that there were 572 substandard units in Coachella in 1988. This number was an estimate developed by a former Building Official of the City of Coachella. Unfortunately no information is available on the methodology used to establish this estimate. It is known that there are many housing units in the city that are deficient in some way. The current Building Official, and others familiar with the housing stock, feel that 572 is a high number, and that time is needed in order to assess the situation accurately. Measurement of the problem, as well as appropriate means to conserve the existing housing stock will be dealt with over the life of this Housing Element. (see SECTION IV, GOALS, POLICIES AND OBJECTIVES). Upgrading deficient and substandard units would save a significant proportion of the current housing supply and could have a significant impact on the local vacancy rate as the housing stock expands.

The City has experienced a lot of interest in the last couple of years from the development community, and has approved many single and multi-family projects that will meet the housing goals set by SCAG. While some of the approved units are under construction, most of them are still in the pipeline for various reasons. Permanent financing seems to be the biggest holdup on most of the projects that have been approved, but are not yet ready to start construction. SCAG projects a need for 643 additional units by 1994, with 137 low income, and 135 very low income units needed. (see TABLE II-15) If all of the projects approved by the City, with the exception of the Specific Plan units, were to be built, there

would be a total of 2542 new units. Of these, 625 would be affordable to low and moderate income families, and at least 430 would be affordable to very low income families. TABLE II-19 shows approved units by type--either market, affordable, or for very low income. The first section of the table shows all units excluding those proposed in the approved specific plans. The second section of the table shows the total approved units by type including specific plan units. It is anticipated that the specific plans will develop over a longer period of time and may not play a major role in meeting local housing needs before 1994, although some of the units will be constructed.

TABLE II-19

<u>APPROVED UNITS BY TYPE-- MARKET/AFFORDABLE</u>	<u>TOTAL UNITS</u>	<u>MARKET UNITS</u>	<u>TOTAL AFFORDABLE</u>	<u>VERY LOW INCOME</u>
SINGLE FAMILY	1,489	1,308	181	109
MULTI-FAMILY	792	471	321	321
<u>MOBILE HOME</u>	<u>261</u>	<u>138</u>	<u>123</u>	<u>UNKNOWN</u>
SUBTOTAL-APPROVED	2,542	1,917	625	430

<u>APPROVED UNITS BY TYPE-- MARKET/AFFORDABLE</u>	<u>TOTAL UNITS</u>	<u>MARKET UNITS</u>	<u>TOTAL AFFORDABLE</u>	<u>VERY LOW INCOME</u>
SINGLE FAMILY	1,489	1,308	181	109
MULTI-FAMILY	792	471	321	321
MOBILE HOME	261	138	123	UNKNOWN
<u>SPECIFIC PLAN UNITS</u>	<u>9,085</u>	<u>7,268</u>	<u>1,817</u>	<u>UNKNOWN</u>
SUBTOTAL-APPROVED	11,627	9,185	2,442	430

SECTION III

OBSTACLES AND CONSTRAINTS

As much as Coachella would like to achieve a wide range of housing goals and provide a decent home for every citizen, there are realities that intervene and interfere with goal achievement. This section discusses some of the challenges, obstacles and constraints faced by the City.

A. GOVERNMENTAL CONSTRAINTS

Decreased State and Federal Commitment to Housing

The Federal Government's emphasis on housing programs and policies has shifted radically over the past two decades. Funding has been reduced and many programs that supported the construction of subsidized housing have been radically altered. The Federal government plans to shift responsibilities for housing programs to State governments have not been realized fully either. State programs can help middle income, and to a limited degree, lower income families purchase homes, but without federal assistance other programs fall short of what is needed. Coachella does not have the financial capacity to deal with the problem directly.

Adding to the problem is the fact that owners of housing units originally subsidized by the Federal Government under various programs for rental to low and very low income persons, are now starting to have the option of not continuing to remain in the subsidized rental market. Tax benefits and other considerations make it more attractive for owners to "opt out" of the subsidized programs and rent the units at market rates. This loss of formerly subsidized rental units will potentially involve many units all across the country. At the present time there is no means to prevent these "below market rent" units from being lost. These units are referred to as "at risk". Coachella has identified a total of 314 "at risk" units that could be lost beginning as early as 1992. The City recognizes the potential problems that loss of these units could bring in the local housing market. There is also a recognition that every problem creates opportunities, and the City has begun the process of looking for methods of retaining these units as "below market rate" units.

The City of Coachella is committed to availing itself of whatever state and federal programs are available to help alleviate local housing problems. The development of this Housing Element is the framework that will guide that effort into the 1990's.

The Many Challenges Faced by Local Government

Coachella faces many challenges in today's economic and political climate. On one hand, citizens expect services and infrastructure, and on the other hand taxing capacity to support these is limited by state law. The local economy is weak, further exacerbating the problem. Economic soundness, environmental integrity, and aesthetics must all be balanced, whether the issue is economics or housing. Economic Development is a high priority for the City, and staff and politicians alike are actively participating in the development of many large projects that will have major implications for the City of Coachella and its future. The major thrust of the efforts being undertaken currently are in the following areas: The Thermal Airport Master Plan for Expansion, the proposed Thermal Airport Enterprise Zone (which includes Coachella), the relocation of State Highway 86, and promotion of the City owned Industrial Park.

Decisions affecting housing and neighborhood character must also be balanced, because each segment of

the population has needs that demand attention. Luckily, Coachella's aggressiveness toward making affordable housing more available is well received in the community. Many subsidized units have been built and are in the planning stages. The City recognizes that in order to be viable there must be a mix of housing choices. One challenge in Coachella is the need to attract upscale housing for households that are ready to move up into larger, newer homes and neighborhoods, thereby freeing existing units for purchase. This would help ease the very low vacancy rate and would make more affordable units available in the form of existing housing. A larger proportion of Code Enforcement and Building Department efforts are being focused on ways to identify and correct deficiencies in existing housing units. Specific Plans and Planned Unit Developments offer two means to get a variety of new housing types in an area. There are also areas of the City that lend themselves to development of larger, "estate" lots.

Local Land Use Controls and Development Standards

Land use practices, zoning requirements, and building restrictions often create conflicts for developers and City officials who support efforts to provide affordable housing. Minimum lot size requirements, minimum building size requirements, and setbacks all drive up the price of housing production, not to mention the fees and other costs involved in building. In addition, the City is charged, through zoning ordinances and building codes, with protecting the public health and safety. Along with that is an implicit responsibility to protect the environment, and protect property values and rights for all. The real challenge to local governments is to do what is in the best interest of the community with regard to health and safety standards, while at the same time accommodating the housing needs of all segments of the population.

The City of Coachella finds itself in the unique position of having an abundance of affordable, developable land, adequate water and sewer capacity, and community leaders who support well managed growth. The General Plan and zoning ordinance allow for a wide variety of development options. There is a special R-O 6000 zone that has been very successful in attracting developers interested in developing projects that will result in the provision of affordable and market housing. The Planning Commission encourages innovative design solutions to these smaller residential lots and has supported the efforts of the Planning Department to produce a Design Manual that illustrates options that might be used. The Specific Plan process has allowed large scale developments to mix uses and explore clustering and other design options for the layout of proposed housing units. On- and off-site improvement requirements are not excessive, and compare favorably to those imposed by other Coachella Valley cities.

Sewer And Water Capacity

The City's current demand for water is 3.6 million gallons per day. Water supplies in the area are abundant and are considered adequate to serve proposed development.

In July of 1989 it was estimated that the sewer treatment plant was using only 1.6 million gallons a day (MGD) of its 3.0 MGD capacity. That represents a current operating level of 53% of capacity. Several of the existing pump stations that will be expected to serve new development are operating less than 50% of the time. At the present time there are no immediate sewer system constraints in areas where most growth is likely to occur.

The City is in the process of preparing a Facilities Master Plan that will be used to plan on a long term basis, given current development trends, and will identify potential sewer system constraints and solutions. Other systems that are included in the study are water and storm water.

Fees

The Regional Housing Needs Analysis, which was prepared for the Coachella Valley Association of Governments by Community Systems Associates in 1989, contains a comparison of fees among the nine Coachella Valley cities and Riverside County. The comparison includes Planning Fees, Permit Fees, Water/Sewer Fees, Development Tax on construction, Electrical Hook-up, and Miscellaneous and School Fees. According to this analysis, Coachella charges \$4.69 per square foot on a 1500 square house. The fees of the other Cities range from a low of \$4.17 a square foot in Cathedral City, to a high of \$5.38 per square foot in Indian Wells. Riverside County charges \$3.70 per square foot. (Please refer to APPENDIX V, COACHELLA VALLEY -SURVEY OF DEVELOPMENT FEES AND PLANNING FEES.)

On November 8, 1988 voters approved a special County wide one-half cent sales tax, called Measure A, to finance the development of the regional arterial road system. In addition, seven of the nine Coachella Valley cities obtained voter approval to levy a Transportation Uniform Mitigation Fee (TUMF). The TUMF is based on average daily trips generated by new development as determined by the Institute of Transportation Engineers Trip Generation Tables, and applies to all new development. The TUMF program is administered by the Coachella Valley Association of Governments, and is uniform among the seven cities that collect it. This fee was not approved by the voters of Coachella and is not applied to new developments in Coachella. As a result, the costs incurred when developing new projects in Coachella are lower than for comparable projects built in jurisdictions where the TUMF is collected.

Processing and Permit Procedures

The processing and permit procedures of the City of Coachella were revised and streamlined during 1989. Staff are conscious of the need to expedite projects so as not to cause unnecessary delays and costs to occur. The general attitude of the Planning Department has been one of giving the best service possible, while at the same time assuring that plans and projects are reviewed thoroughly. City staff who are involved with new development projects meet regularly to assess the system and work out any difficulties as they are discovered. Responses from the development community have generally been favorable. Because the City is small it is possible to give customers individualized service, but time constraints on staff members are also very demanding. There are fewer people to do all the jobs that must be done to keep a City running, so all City staff must be versatile and flexible.

B. ECONOMIC CONSTRAINTS

Housing Affordability

This subject was discussed thoroughly in Section II and is mentioned here because of the tremendous impact it has on the achievement of goals. Housing affordability is not only a function of housing costs, but also of incomes. Local economic development can contribute significantly to increasing the local tax base and opportunities for employment diversification. Local governments are pursuing this method of revitalizing local economies much more aggressively. Competition from other local jurisdictions must be dealt with, but every community has opportunities to diversify and improve its local economic base, which in turn can improve the chances that local residents can afford suitable housing.

Attracting builders and developers who are willing to develop a variety of housing types in a wide price range is also key to addressing the affordability question. In order for builders and developers to realize their plans for building efficiently as well as making a reasonable return on their investment it is necessary to avoid time and processing delays and redesigns. The City is working with developers

prior to submittals of maps, subdivision layouts and other development layouts to identify and correct problems before projects are submitted for approvals. The City's zoning ordinance allows for variety and design alternatives, so that builders are free to propose new and innovative solutions to the problem of delivering a good product for a reasonable price.

Local land costs are considered low, as compared to other areas in the Coachella Valley. When compared to other parts of Southern California, such as Orange County and the Riverside/San Bernardino areas, land costs and housing costs for the entire valley are very attractive. For these reasons the Valley is undergoing a development boom, and the Coachella area in particular is receiving a lot of interest from the development community. Many projects have been approved and are on hold due while permanent financing is arranged. In some cases developers are holding on to packaged and approved projects in the hopes of selling them and realizing a profit.

Land Costs & Construction Costs

Land costs in the city of Coachella are still low when compared to costs in other neighboring cities. But due to speculation there is a tremendous fluctuation in costs, and costs are increasing rapidly. Raw acreage that was selling for \$10,000 to \$15,000 an acre in 1988 is selling in 1990 for \$20,000 to \$30,000 an acre. Individual lots that sold for \$15,000 in 1988 are currently advertised for around \$25,000. Land costs for multi-family properties (property having approvals) are currently between \$3,500 to \$7,500 per unit. The latest estimates of construction costs are for single family units only and are in the range of \$40 to \$50 per square foot. Multi family costs are not available, but would be less per square foot.

The community is experiencing growth and a great deal of interest because of the amount of undeveloped land, a readily available employment pool, good transportation, and close proximity to the Palm Springs area. The City is actively promoting Economic Development as a means of improving the local tax base. With all of these advantages and promotion comes speculation and increased land costs. Both are in evidence in the figures cited above. Increases such as these will have an impact on the local market. The local vacancy rate and the pent up need for new housing options are so great that new developments are going ahead. It will only be possible to measure the impact of rising costs and prices over time.

Availability of Permanent Financing

Even though the Coachella area has experienced a great deal of growth and expansion, lending institutions are hesitant to commit to permanent financing. As a result, there are many developers who have secured land, have laid the planning groundwork, and have been able to line up construction financing, only to find that they were unable to secure a permanent take-out on the project. Lenders seem to be overly cautious when approached to participate in projects in the area. The projects that do go ahead tend to be the ones that are built in several small stages over a period of several years, or are financed based on the strength of the individual builder. There are no branch banks or branch offices of major savings and loans in Coachella. There is only one local financial institution. One step that is being taken to resolve the problem is to encourage lenders and banks to open local branches and establish their presence in the community. Another method is to encourage participation in projects that are sponsored or built by organizations or developers with a good local track record and some proven success in the local market. This is also being done. Getting a more permanent commitment will take longer and may start to become more easily accomplished after a period of the City "proving" itself.

C. PHYSICAL CONSTRAINTS

The City has a large supply of developable residential land and services are readily available in most cases. There are adequate sites for multi-family as well as single family units at varying densities. The City is encouraging the use of the Specific Plan process to introduce more variety into large developments so that employment, shopping opportunities, recreation facilities, and housing needs can all be met in a well ordered setting. Most of the City is currently undeveloped and many sections are being held in Agricultural Transition zoning until market forces bring about proposals for their development. The City also has the opportunity to consider more annexations in the future, if necessary.

SECTION IV

GOALS, POLICIES AND OBJECTIVES

Many of the Goals and Objectives of the Housing Element produced for the years 1981-1984, and for the revised Housing Element in 1987 have not been fully realized. Many of the Goals and Objectives developed then still reflect community needs and, where appropriate, have been incorporated into this section of new Goals, Policies and Objectives. In some cases, Goals and Objectives have been stated differently, in ways that are more realistic and achievable. Some of the earlier Objectives were beyond the ability of the City to accomplish and have been modified or eliminated. The City of Coachella has had severe budgetary constraints for the past several years, and staffing is very minimal. The current staff is realistic and understands the many challenges it faces in order to find ways to achieve the Goals and Objectives stated in this section, but all available means will be explored to look for new solutions to long standing problems. Most of the Objectives listed in this section will require phased implementation. Not all implementation plans have been well defined, as these will take some time and effort to develop. Staffing is not available to deal exclusively with achieving the goals of the Housing Element. Rather, the program has been designed so that realistic achievements can be accomplished over time. The Goals that are slated for action over the next three fiscal years are the ones that staff feels can be accomplished. More time and program development will be necessary before solutions to some of the problems identified can be developed.

GOAL 1:

To provide adequate housing in a satisfying living environment for all persons regardless of age, race, ethnic background, national origin, religion, family size, marital status, handicap or any other arbitrary factor, while insuring that all development is consistent with the City's General Plan and all of its elements.

POLICIES:

1.1 Intergovernmental, public and private cooperation shall be encouraged to achieve an adequate supply of affordable housing.

1.2 The City shall make a conscientious effort to have housing units built that will accomodate all income levels and household types, while offering variety in housing unit types, sizes, and price ranges.

1.3 The City shall take positive action, through the allowance of innovative housing design, to encourage developers to provide a variety of housing designs and types, and subdivision layouts, particularly in the provision of affordable housing.

1.4 Monitor, and update as needed, the City's permit and development review processes in order to minimize time and processing delays, while maintaining community quality, health, and safety standards.

OBJECTIVES:

1.1.1 Continue to establish and adopt objectives indicating the amount of housing needed to correct existing shortages and meet projected growth needs within the City. The goal shall be to meet the SCAG Regional Housing Needs Assessment number of 128 housing units per year.

1.1.2 Actively participate in and support efforts to collect and develop accurate data bases related to population and housing units and associated needs.

1.1.3 Support Census efforts and utilize new data as soon as it is available to update studies, projections, objectives and programs.

1.2.1 The City will encourage housing suitable to a variety of income levels and household sizes and types through flexibility in development standards.

1.2.2 The Planning Department will analyze 1990 Census data during fiscal year 1991-92 and will make recommendations to the Planning Commission on revisions to the Zoning Ordinance that are indicated in order to encourage the construction of various housing types which meet targeted needs of the City's households and special need groups. (i.e. how to encourage large unit development, where and how to site and construct homeless shelters, how to accommodate elderly housing needs, etc.). At a minimum the City shall identify two sites suitable for homeless shelters.

1.2.3 The Planning Department will review and update the Zoning Ordinance so as to accommodate the siting of emergency shelters, as required by current planning law. This will be accomplished in 1991-92.

1.2.4 The City will encourage higher income housing where appropriate through larger lot zoning and encouragement of larger housing unit construction.

1.3.1 Encourage developers to use new design concepts and housing unit arrangements to achieve variety and innovation, while at the same time being sensitive to issues such as the conservation of resources and energy, cost of operation and ongoing maintenance, and appropriateness to the desert climate. A Design Manual, to be completed in fiscal year 1990-91 will address many of these issues.

1.3.2 Develop means to ensure that a portion of new housing units are designed to be adaptable to meet the needs of physically disabled persons and continue to encourage the use of state and federal funding to provide housing modifications for the handicapped.

1.4.1 Periodically examine City ordinances and permit processing procedures and update or revise as needed so as not to increase housing costs through delays in processing or unnecessary red tape.

GOAL 2:

To provide housing which is affordable to low and moderate income households.

POLICIES:

2.1 The City will facilitate and assist in the development of low- and moderate-income housing.

2.2 Ensure adequate opportunity for the use of manufactured homes.

2.3 The City shall provide for secondary housing units in residential zones.

2.4 The City of Coachella will encourage the maintenance of affordable low- and moderate-income housing in order to minimize public and private displacement; and it will also discourage the conversion of apartments whereby such conversion adversely impacts the City's

ability to meet its housing needs.

2.5 Assist in the provision of low- and moderate-income housing through the utilization of federal and state funding.

2.6 Encourage the use of federal and state "below market rate" housing programs.

2.7 Continue to promote handicapped access in new housing developments and facilitate design modifications for the handicapped in existing facilities.

2.8 Encourage the development of multi-family rental and ownership units.

OBJECTIVES:

2.1.1 The City will assist developers and sponsors of low- and moderate-income housing through:

- a. Land write-downs.
- b. Giving consideration to low-and moderate-income housing developments in the processing of applications.
- c. Consider having the Redevelopment Agency utilize Land Banking techniques to provide sites for senior citizen housing in the down town area.
- d. Exploring all the available funding sources for assistance.

2.1.2 The City will participate with CVAG in its study of valley Redevelopment Agency programs, and shall consider findings and recommendations for improving the Coachella Redevelopment Agency housing programs.

2.1.3 The City's Redevelopment Agency will make available \$250,000 per year (beginning in fiscal year 1990-91) for the purpose of supporting the production of low and moderate income housing in the City of Coachella.

2.2.1 During fiscal year 1990-91 the Planning Department will incorporate all new state legislation related to manufactured homes into the General Plan, Zoning Ordinance, and other ordinances in order to assure compliance with all laws related to the use of manufactured homes for shelter.

2.3.1 The City has adopted and will continue to implement and monitor the use of its "Granny Flat" Ordinance that allows a secondary housing unit on a single family parcel.

2.3.2 The Planning Department will review the Granny Flat Ordinance during fiscal year 1990-91 to identify any operational problems which limit its application. Recommendations will be made to the Planning Commission regarding changes that will improve workability. Revisions to the Ordinance, if needed, will be undertaken during 1991. The goal shall be to approve five secondary units per year.

2.4.1 The Planning Department will develop an ordinance during fiscal year 1991-92 to tighten the process of condominium conversions and conserve existing rental units. (Intent to implement requirement of demonstration that existing rental vacancy rate provides for adequate choice of comparably priced and sized units)

2.4.2 Explore methods of minimizing displacement due to the loss of "at risk" below market rate rental units. Introduce issue to CVAG Housing Committee for inclusion in work program for 1991-92.

2.4.3 The Planning Department shall work with HUD, private developers, Riverside County, and other entities to maintain the affordability of subsidized projects in Coachella at risk of converting to market rate projects.

2.4.4 During fiscal year 1991-92 utilize Census data to identify and accurately measure local rehabilitation needs.

2.4.5 Design local program that will rehabilitate 10 units per year and identify funding sources. Target start up date for fiscal year 1992-93.

2.5.1 Monitor and update information on federal and state funding programs for subsidized housing, and provide technical assistance to private and non-profit developers in preparing housing assistance applications to federal and state agencies. This activity is ongoing.

2.6.1 During fiscal year 1991-92 develop ways to encourage more participation in federal and state "below market rate" housing programs by the private sector by supporting lender and developer education. Provide technical assistance on programs available on an as needed basis.

2.6.2 Encourage local lenders to qualify to participate in first time homebuyer and other "below market rate" home purchase programs developed by the California State Housing Finance Agency. This activity is currently underway and will be ongoing. The goal shall be to approve one new participating development per year.

2.7.1 The Building and Planning Departments will continue to review new development plans for conformance with codes and standards related to handicapped access.

2.7.2 The Planning and Building Departments will continue to facilitate design modifications for the handicapped in existing facilities.

2.8.1 During fiscal year 1990-91 the Planning Department, as part of the General Plan and Zoning Ordinance update procedure, shall analyze the need for increased multi-family zoning and shall make recommendations to the Planning Commission.

2.8.2 During fiscal year 1990-91 the Residential Multi-family zoning ordinance shall be reviewed and revised to accommodate new design options, such as zero lot line and cluster housing developments.

2.8.3 Planning and Economic Development staff shall continue to inform lenders of financing opportunities within the community.

2.8.4 Planning staff shall develop and implement an incentive program designed to encourage the construction of affordable rental units suitable for large family occupancy during 1991-92.

GOAL 3:

To maintain and conserve the structurally sound existing housing supply in a safe and servicable condition while eliminating housing deficiencies and preventing further deterioration.

POLICIES:

3.1 It shall be a policy of the City of Coachella to vigorously pursue the Code Enforcement Program.

3.2 Support state disclosure and seller warranty laws designed to protect homebuyers and assure the cooperation of the City in maintaining quality housing in existing neighborhoods.

3.3 Explore ways to finance, staff and support local community revitalization and housing rehabilitation programs, such as senior citizens home repair, energy conservation, weatherization and self help preventive maintenance programs.

3.4 Reduce residential energy use within the City in order to help decrease housing costs and conserve resources.

3.5 Provide a process that promotes the coordination of all jurisdictional levels responsible for health and safety to reduce crime, and promote fire and health safety.

3.6 Support ordinances and systems that provide reasonable protection for renters.

OBJECTIVES:

3.1.1 The Code Enforcement Program shall continue to preserve and create attractive, safe neighborhoods with good housing and other facilities; to ensure that the quality of dwelling units shall be adequate to protect the health, safety, and general welfare of the residents; to ensure that residential and other development standards are consistent with existing codes; to utilize code enforcement to improve the housing stock and to achieve voluntary compliance.

3.1.2 Utilize Code Enforcement program as means of identifying qualified families who are willing and able to participate in a local rehabilitation program meant to conserve existing housing stock through voluntary compliance. Staff will find and develop resources to finance low income families in rehabilitation efforts during 1992-93. Once established program will be ongoing.

3.2.1 Continue to make City building, zoning and other information pertaining to individual properties readily available to buyers and sellers who are complying with state disclosure and warranty laws. This is an ongoing function of the Building and Planning Departments.

3.3.1 Continue to increase staff knowledge of funding sources, program designs, and funds available for various self help maintenance, conservation, weatherization, and rehabilitation programs. Staff will continue to actively participate in the CVAG Housing Committee process and will take advantage of informational seminars and resources to remain updated on current programs.

3.4.1 Educate the public in the area of energy conservation through an awareness program and the Design Manual, which will be completed during fiscal year 1990-91; adopt a solar access policy for new residential construction during fiscal year 1991-92; enforce new state construction standards for energy efficiency; encourage local utility companies to conduct public education programs; orient new construction to take into account seasonal weather.

3.5.1 Continue to expand the Neighborhood Watch Program to ensure safe and healthy living conditions in existing neighborhoods. This is an ongoing program undertaken by the Police Department.

3.6.1 Support the enforcement of the Fair Housing Laws to protect against housing discrimination, provide adequate information about renters' rights, and promote equal housing

opportunity. This function is an ongoing part of the Code Enforcement Officers job, who has developed contacts with professionals in the field and utilizes them for referrals, technical assistance and community education.

GOAL 4:

Arbitrary housing discrimination based on race, religion, ethnic origin, marital status, age, sexual orientation or physical characteristics is to be eliminated.

POLICIES:

4.1 Fair Housing Laws shall be supported to protect against arbitrary housing discrimination and promote equal housing opportunity.

4.2 Explore the adoption of additional ordinance and legislation to protect the rights of all persons in obtaining and retaining housing, including measures to ensure the disclosure of information on rental rates and conditions of tenancy.

OBJECTIVES:

- 4.1.1 Make information on fair housing services available to the public, including:
- a. Agencies that can advise and provide legal services in instances of housing discrimination.
 - b. Education and outreach materials in English and Spanish to inform the public regarding fair housing laws.
 - c. Information, referrals and assistance in tenant/landlord relations.
 - d. Referral of complaints.

4.2.1 Work with County and State officials to introduce additional legislation to protect citizens in purchasing homes or renting.

GOAL 5:

To provide a means by which the citizens may furnish a meaningful contribution to the realization of the overall housing goals of the community.

POLICIES:

5.1 Encourage citizen participation in planning and programming of housing policy and public improvements.

OBJECTIVES:

5.1.1 On an ongoing basis the Community Development Department shall conduct community education and outreach programs to generate more knowledge, interest, and ability for the

citizens of Coachella to participate in planning issues generally, and to offer input on housing goals specifically.

5.1.2 The Planning Commission shall continue its educational visits to area schools during fiscal year 1990-91 and shall encourage classes to continue to participate in the following types of activities: General Plan preparation, mock Planning Commission meetings, City Hall visits, visits to Planning Commission and City Council meetings. This program was begun in fiscal year 1989-90 and is ongoing.

5.1.3 City staff shall continue to require targeted newspaper ads for issues and projects of community wide concern, and shall continue to utilize local Spanish radio stations for community service announcements. These methods have been used to advertise public meetings for specific plans, participation in the 1990 Census, and City Council meetings.

APPENDIX I

PROGRAM SUMMARY & TIME FRAME-1989-1994

OBJECTIVE	ACTION	TIME	AGENCY	FUNDS
<u>Goal 1:</u>				
1.1.1	Establish and adopt goals based on accurate data. Ongoing. Meet SCAG RHNA of 128 units per year.	1989-1994	Planning Dept. Planning Comm. City Council	City Budget
1.2.2	Analyze Census & develop new targeted programs for special needs groups i.e. large family, homeless, elderly, etc.	1991-1992	Planning Dept.	Dept Budget
1.2.3	Revise Zoning Ord. for Emergency Shelters.	1991-1992	Planning Dept. Planning Comm.	Dept Budget
1.3.1	Encourage use of new design concepts. Develop and circulate Design Manual.	1991-1992	Planning Dept. Planning Comm.	Dept Budget
1.3.2	Develop means to encourage builders to meet needs of physically disabled.	1991-1992	Planning Dept. Building Dept.	Dept Budget
1.4.1	Examine City ordinances & permit processing to min. costs & delays. Ongoing activity.	1989-1994	Planning Dept. Building Dept.	Dept Budget
<u>Goal 2:</u>				
2.1.2	Participate in CVAG study of Redevelopment Agency programs. Utilize findings as appropriate.	1990-1991	Planning Dept. Redevelopment	Dept. Budget

2.1.3	Commit Redevelopment funds for low-moderate income housing production. \$250,000 per year.	1990-1994	Redevelopment	Set aside
2.2.1	Ensure adequate opportunity for use of manufactured housing by revising General Plan & Zoning Ordinance to reflect all new state laws.	1990-1991	Planning Dept. Planning Comm.	Dept Budget
2.3.2	Review Granny Flat Ordinance, revise if necessary. Approve 5 units per year.	1990-1991	Planning Dept. Building Dept.	Dept Budget
2.4.1	Develop condominium conversion ordinance.	1991-1992	Planning Dept. City Attorney	Dept Budget
2.4.2	Explore ways to prevent loss of "At Risk" rental units through CVAG Housing Committee.	1991-1992	Planning Dept CVAG Hsg. C.	Dept Budget To be Determined
2.4.3	Work with HUD, County, developers to preserve "At Risk" units. Ongoing.	1989-1994	CVAG Hsg. C. HUD	CVAG Budget
2.4.4	Identify local Rehabilitation needs by survey and Census.	1991-1992	Planning Dept. Building Dept. Code Enforce.	Dept Budget
2.4.5	Design local rehabilitation program that will conserve 10 units per year.	1992-1994	Planning Dept. Building Dept. Code Enforce. Co. Ec.Dev. Redevelop.	Dept Budget CDBG Redev. Budget
2.5.1	Monitor state & federal programs. Provide technical assistance. Ongoing.	1989-1994	Planning Dept. Ec.Dev. Dept.	Dept Budget

2.6.1	Encourage participation in "below market rate" purchase programs.	1991-1992	Planning Dept. Econ. Dev. Dept. Ca Hsg.Fin.Agen.	Dept Budget
2.6.2	Encourage new participants in "below market" purchase programs. Goal to approve one new participating development per year.	1989-1994	Planning Dept. Econ. Dev. Dept. CHFA	Dept Budget
2.7.2	Provide for construction & rehab. to accomodate handicapped. Ongoing.	1989-1994	Planning Dept. Building Dept. Co. Health Dept.	Dept Budget
2.8.1	Analyze need for increased Multi-family zoning. Update Zoning Ord. & General Plan as necessary.	1990-1991	Planning Dept. Planning Comm. City Council	Dept Budget
2.8.2	Review Multi-family zone to accomodate new design options. Revise as necessary.	1990-1991	Planning Dept. Planning Comm. Building Ind. Assoc.	Dept Budget
2.8..4	Design affordable large family rental incentive program.	1991-1992	Planning Dept. Planning Comm. Building Ind. Assoc.	Dept Budget
<u>Goal 3:</u>				
3.1.1	Preserve housing and neighborhood by use of Code Enforcement Program. Ongoing.	1989-1994	Code Enforce. Building Dept. Co. Fire Dept.	Dept Budget
3.1.2	Develop resources to finance low income housing rehabilitation program.	1992-1993	Planning Dept. HUD County Ec. Dev.	CDBG
3.2.1	Supply property information in support of state disclosure and warranty laws. Ongoing.	1989-1994	Planning Dept. Building Dept.	Dept Budget

3.4.1	Adopt solar access policy for new residential construction.	1991-1992	Planning Dept. Building Dept. Planning Comm. Building Ind. Assoc.	Dept Budget
3.5.1	Continue to conduct neighborhood programs that improve safety. Ongoing.	1989-1994	Police Dept.	Dept Budget
3.6.1	Support laws and processes that insure protection for renters. Ongoing.	1989-1994	Planning Dept. Code Enforce.	Dept Budget
<u>Goal 4:</u>				
4.1.1	Develop information packet on Fair Housing laws and make it available to the public.	1991-1992	Code Enforce.	Dept Budget
<u>Goal 5:</u>				
5.1.1	Conduct educational and outreach programs to improve citizen participation in planning processes. Ongoing activity.	1989-1994	Planning Dept. Planning Comm. City Council	Dept Budget
5.1.2	Continue Planning Commission school program.	1989-1991	Planning Dept. Planning Comm.	Dept Budget
5.1.3	Continue outreach to local community regarding community wide projects and concerns. Ongoing activity.	1989-1994	Planning Dept. Planning Comm. City Council	Dept Budget

APPENDIX II

COMMUNITY GOALS AND OBJECTIVES

The following is a statement of the community goals delineated in the Housing Element of the General Plan Update, January 1987.

GOALS

1. To provide adequate housing in a satisfying living environment for all persons regardless of age, race, ethnic background, national origin, religion, family size, marital status, handicap or any other arbitrary factor.
2. To provide housing which is affordable to low and moderate income households.
3. To maintain and conserve the existing housing supply in a safe and serviceable condition while eliminating housing deficiencies and preventing further deterioration.
4. To actively promote and enforce equal housing opportunity laws in order to assure the citizens of Coachella are protected against arbitrary housing discrimination.
5. To provide a means by which the citizens may furnish a meaningful contribution to the realization of the overall housing goals of the community.

GOALS 1 & 2

Policy: Intergovernmental, public and private cooperation shall be encouraged to achieve an adequate supply of affordable housing.

Program 1: Establish and adopt objectives indicating the amount of housing needed to correct existing shortages and meet projected growth needs within the City.

Implementors: Departments of Building, Planning and Engineering.

Timeframe: Ongoing

Financing: Departmental Budgets.

Policy: The City will facilitate and assist in the development of low and moderate income housing.

Program 2: The City will assist developers and sponsors of low and moderate income housing through:

- a. Land write-downs
- b. Giving priority to low and moderate income housing developments in the processing of applications.
- c. Consider allocating C.D.B.G. funds for low and moderate income housing.
- d. Land banking.
- e. Explore all the additional funding methodologies for

assistance.

Implementors:	Departments of Building, Planning and Engineering, Redevelopment Agency and Housing Authority.
Timeframe:	Ongoing
Financing:	C.D.B.G., Departmental Budgets and Redevelopment Agency
Policy:	Ensure adequate sites for mobile homes and monitor the condition of the mobile home stock.
Program 3:	The City has adopted a mobile home ordinance and created mobile home zones.
Implementors:	Department of Building.
Timeframe:	Ongoing.
Financing:	Departmental Budgets and C.D.B.G.
Policy:	The City shall probide for secondary housing units in residential zones.
Program 4:	The City has adopted a Granny Flat Ordinance that allows secondary housing units on one parcel. Persons living in these units must be 60 plus years of age, as per City Ordinance.
Implementors:	Departments of Building and Planning.
Timeframe:	Ongoing.
Financing:	Departmental Budget.
Policy:	The City of Coachella will encourage the maintenance of affordable low and moderate income housing in order to minimize public and private displacement; and it will also discourage the conversion of apartments whereby such conversions adversely impact the City's ability to meet its housing needs.
Program 5:	<p>Initiate ordinance to tighten the process of condominium conversions. The following are possible inclusions in the City's ordinance governing condo conversions:</p> <p>The City should institute the approval of conversions only if it is demonstrated that the existing rental vacancy rate provides for an adequate choice of comparably priced and sized rental units for those tenants who cannot afford to buy into their converted unit. Include consumer protection elements, i.e. inspection of units, the establishment of operation and maintenance budgets, protection against discrimination, inclusion of provisions for tenan participation in the management of the project.</p>
Implementors:	Departments of Building, Planning and Engineering.

Timeframe:	Implement upon adoption of the Housing Element.
Financing:	Departmental Budgets.
Policy:	The City shall make a conscientious effort to have more middle income housing units built.
Program 6:	The City will encourage higher cost housing developemnt through flexibility in development standards. The City will encourage higher income housing where appropriate through larger lot zoning and encouragement of larger (4 plus bedrooms) housing construction.
Implementors:	Departments of Building, Planning and Engineering
Timeframe:	Ongoing
Financing:	Departmental Budgets
Policy:	Assist in the provision of low and moderate income housing through the utilization of federal and state funding.
Program 7:	<ul style="list-style-type: none"> a. By monitoring and updating information on federal and state funding programs for subsidized housing. b. By providing technical assistance to private and non-profit developers in preparing applications to federal and state agencies for subsidized housing.
Implementors:	Administrative Services and Housing Rehabilitation Specialist
Timeframe:	Ongoing
Financing:	C.D.B.G. and Departmental Budgets
Policy:	The City shall take positive action to provide affordable housing through the allowance of innovative housing design.
Program 8:	Allow for the construction of affordable housing for those developers who utilize other than conventioanl design concepts.
Implementors:	Departments of Building, Planning and Engineering
Timeframe:	Implement upon adoption of Housing Element
Financing:	State, federal and private
Policy:	Streamline the City's permit process in order to minimize time and processing delays.
Program 9:	Examine City Ordinances and permit processing procedures to see if changes can be made to reduce housing costs to city residents. Possible cost savings may be found through the use of flexible sideyard requiremnets, reduced

minimum lot size, relaxed lot coverage requirements and by relaxing certain other standards where appropriate. The City has adopted a Planned Unit Development Ordinance to allow more flexibility in design. Ways of using this flexibility to also reduce costs should be a high priority.

Implementors: Departments of Building, Planning and Engineering

Timeframe: Upon adoption of Housing Element

Financing: Departmental Budgets

Policy: Promote handicapped access in new housing developments.

Program 10: Develop and implement programs to ensure that a portion of new housing units are designed to be adaptable to meet the needs of physically disabled persons.

Implementors: Departments of Building and Planning

Timeframe: Ongoing

Financing: Departmental Budgets

Policy: Facilitate design modifications for the handicapped.

Program 11: Use federal and state funding to provide housing modifications for the handicapped. The Housing Improvement Program provides low interest loans which can be used to modify houses to meet the needs of the handicapped.

Implementors: City Departments

Timeframe: Ongoing

Financing: Departmental Budgets

Policy: Institute a "below market rate" housing program.

Program 12: Require that at least 10% of all single-family and multi-family units constructed be affordable to persons earning less than 120% of the median family income. Also require that half of the "below market rate" units be made available to households earning less than 80% of the median income. Study state laws that could make revenue available to cities accommodating new residential developments in areas where housing is needed.

Implementors: State, federal, City and private industry.

Timeframe: Ongoing

Financing: State and federal program; possibly City.

Policy: Encourage a variety of development that will promote a suitable environment

for all ages, ethnic and economic levels of society.

Program 13:	The City will make an effort to encourage developers to speculate on larger houses (4 plus bedrooms) and estate type development.
Implementors:	Department of Planning
Timeframe:	Ongoing
Financing:	Departmental Budgets
Policy:	The City shall make every effort to provide for variety in development design for all economic levels.
Program 14:	To provide for variety in development through innovative design and development agreements.
Implementors:	Departments of Building, Planning and Engineering
Timeframe:	Upon adoption of Housing Element
Financing:	Department Budgets

GOAL 3

Policy:	It shall be a policy of the City of Coachella to vigorously pursue the Code Enforcement Program.
Program 1:	<ul style="list-style-type: none">a. To preserve and create attractive, safe neighborhoods with good housing and adequate schools, parks and recreation centers and other facilities to meet the needs of the residents.b. To provide for the physical well being of the Coachella community.c. To protect and maintain the best possible environment in Coachella.d. To ensure that the quality of the dwelling units shall be adequate to protect the health, safety and general welfare of the residents.e. To ensure that the residential, industrial and commercial development standards are consistent with existing codes and ordinances.f. To provide for a viable code enforcement process that efficiently utilizes the knowledge and efforts of all staff and community members.g. To utilize code enforcement in achieving a higher standard of living for everyone.h. To achieve a sensitivity to the needs of everyone and to achieve a voluntary compliance; all for the betterment of the community.

Implementors:	All City Departments
Timeframe:	Ongoing
Financing:	Departmental Budgets
Policy:	Provide a process that assures the cooperation of the City in maintaining quality housing in existing neighborhoods.
Program 2:	Adopt a home buyers ordinance that requires dwelling inspection prior to change of ownership.
Implementors:	Departments of Building, Planning and Engineering
Timeframe:	Ongoing
Financing:	Departmental Budgets; federal and state funds.
Policy:	The City has established the Community Revitalization Program to assist in financing the Housing Rehabilitation Program, Senior Citizens Home Repair, Energy Conservation and Weatherization Project.
Program 3:	<p>a. Assist qualified residents with financial assistance in the rehabilitation of their homes, utilizing as much as possible, local material suppliers and skilled labor from within the City.</p> <p>b. The Senior Citizen Home Repair, Energy Conservation and Weatherization Project is designed to assist qualifying senior citizens in paying for emergency repairs, including repairs to improve energy conservation and weatherization.</p>
Implementors:	Departments of Building, Planning, and Housing Rehabilitation Specialist.
Timeframe:	Until program is exhausted
Financing:	C.D.B.G. and Departmental Budgets
Policy:	Promote self-help preventive maintenance of homes.
Program 4:	The City shall establish a tool loan program available to all members of the community and administered by City Staff at the City yard.
Implemenetors:	Department of Public Works
Timeframe:	Ongoing
Financing:	City and private donations
Policy:	To reduce residential energy use within the City in order to help decrease housing costs and conserve resources.

Program 5:	<ul style="list-style-type: none"> a. Adopt a solar access ordinance for new homes and ome additions which will ensure that homes have access to southerly sun for solar equipment operation and passive heating and lighting. b. Actively enforce new state construction standards for energy efficiency. c. Acquaint building inspector with new standards. Distribute new building standards to building permit applicants. d. Establish a Community Recycling Program. e. Create a conservation point system to rate homes for sale to be used voluntarily by homeowners and developers as a sales incentive. f. Conduct public education programs. g. Orient dwellings to take advantage of seasonal weather.
Implementors:	Departments of Building, Planning and Housing Rehabilitation Specialist.
Timeframe:	Ongoing
Financing:	C.D.B.G. and departmental Budgets
Policy:	Provide a process that assures the coordination of all jurisdictional levels of health and safety organization in the fields of crime reduction, fire and health safety.
Program 6:	The City has established Neighborhood Watch Programs and will be instrumental in establishing programs that will ensure safe and sanitary living conditions in existing neighborhoods.
Implementors:	Fire and Police Departments; County Health
Timeframe:	Ongoing
Financing:	Departmental Budgets; county, state and federal
Policy:	Adopt and implement ordinances providing reasonable protection for renters.
Program 7:	<ul style="list-style-type: none"> a. Augment and enforce Fair Housing Laws to protect against arbitrary housing discrimination. b. Provide adequate information about rental rates. c. Promote equal housing opportunity.
Implementors:	Departments of Building, Police, and Housing Rehabilitation Specialist.
Timeframe:	Ongoing
Financing:	C.D.B.G. and Departmental Budgets

GOAL 4

Policy: Fair Housing Laws shall be augmented and enforced to protect against arbitrary housing discrimination.

Program 1: Provide fair housing services to include:

- a. Investigation, monitoring and prosecution of illegal discrimination.
- b. Education and outreach programs to inform the public regarding fair housing laws.
- c. Information and assistance in tenant/landlord relations.
- d. Referral of complaints.

Implementors: City, private citizens and landlords.

Timeframe: Ongoing

Financing: C.D.B.G. and City

Policy: The City shall actively promote equal housing opportunity.

Program 2: Utilize the services of Riverside County Housing Counseling Service. All complaints of discriminatory practices in housing within the City will receive attention. In addition, the R.C.H.C.S. may provide counseling landlord/tenant disputes, pre-purchase counseling for low-income home buyers, and pre-rental counseling to low-income persons to help them better understand their responsibilities as renters.

Implementors: City, Housing Authority, and R.C.H.C.S.

Timeframe: Ongoing

Financing: City may wish to contribute to R.C.H.C.S. from C.D.B.G. funds.

Policy: Provision of a decent house and satisfying environment for all residents of Coachella.

Program 3: The City shall follow guidelines in the Conservation and Open Space Element and minimize housing construction in environmentally sensitive areas.

Implementors: Planning Department

Timeframe: Ongoing

Financing: Departmental Budget

Policy: Explore the adoption of additional ordinances and legislation to protect the rights of all persons in obtaining and retaining housing, including measures to ensure the disclosure of information at the place for rent to inform renters of rates and conditions of tenancy.

Program 4: Work with County and State Officials to introduce additional legislation to protect all citizens in purchasing homes or renting.

Implementors: State legislators, counties and cities

Timeframe: Ongoing

Financing: City and County

GOAL 5

Policy: The City will encourage citizen participation in planning and programing of housing policy and public improvements.

Program 1: The Housing Committee and citizens shall be actively involved in all planning and programing of housing policy and public improvements.

Implementors: City staff and Planning Department

Timeframe: Ongoing

Financing: City Budget.

APPENDIX III

INVENTORY OF HOMELESS FACILITIES AND SERVICES IN THE COACHELLA VALLEY

The Riverside County Department of Community Action has identified five transitional shelters in the County of Riverside. Of these, four are located in the City of Riverside and one, sixteen (16) unit hotel complex located in the City of Palm Springs. The County's Housing Authority, in cooperation with various governmental agencies, secured funds through the State Department of Housing and Community Development to acquire and renovate the complex, known as Nightengale Manor. It is operated under agreement with Catholic Charities.

Other assistance for the homeless is available through state and federal grant sources and the Federal Emergency Management Agency. Riverside County's Department of Community Action maintains a network of County departments and agencies, as well as private non-profit organizations, that are involved in shelter and emergency food providers programs and are equipped to make referrals and administer grants. These include the following Riverside County Departments and agencies:

- Department of Public Social Services
- Office on Aging
- Economic and Community Development Department
- Community Relations
- Health Department
- Mental Health Department
- Sheriff Department

Emergency shelter and homeless assistance in the Coachella Valley is provided primarily by the following organizations:

- Nightengale Manor-Catholic Charities
- Shelter for families, women, approx. 48 beds.
- 190 E. Palm Canyon, Suite F, Palm Springs, CA 92264
- (619) 325-9566

- Coachella Valley Rescue Mission
- Shelter for men, women, families, approx. 54 beds.
- 47518 Van Buren, Indio
- (619) 347-3512

- National Guard Armory
- Shelter.
- Indio, Ca.

APPENDIX IV

INVENTORY OF ASSISTED HOUSING UNITS IN THE CITY OF COACHELLA

PROGRAM TYPE	TOTAL UNITS
HOUSING AND URBAN DEVELOPMENT:	
SECTION 8 RENTAL UNITS	65
221 D(3)--LOW INCOME RENTAL UNITS	100
FARMERS HOME ADMINISTRATION:	
MULTI-FAMILY--FAMILY UNITS (166 RENT ASSISTED)	200
FARM LABOR HOUSING (90 RENT ASSISTED)	100
SELF HELP SINGLE FAMILY HOUSING	40
CURRENT FmHA 502 LOANS THROUGH FOR-PROFIT DEVELOPERS	307
MULTI-FAMILY REHABILITATION	60
CALIFORNIA HOUSING FINANCE AGENCY:	
LOW INCOME INCOME RENTAL UNITS	112
SINGLE FAMILY PURCHASE PROGRAM	NA

APPENDIX V

COACHELLA VALLEY - SUMMARY OF DEVELOPMENT FEES AND PLANNING FEES
TYPICAL RESIDENTIAL UNIT CONTAINING 1500 SQUARE FEET OF LIVING AREA
SHOULD APPLY HERE

COACHELLA VALLEY SUMMARY OF DEVELOPMENT FEES & PLANNING FEES

CITY	PLANNING FEE	INSURANCE FEE *	WATER/SEWER FEE	DEVELOPMENT TAX (ON EXEMPTION)	THEORETICAL PICK UP	MISC. FEES	SUBTOTAL FEES	TOTAL UNIT
Cathedral City	\$105.00	\$1,130.00 (\$.75 psf)	\$2,200.00 (\$ 1.47 psf)	\$275.00 (\$.18 psf)	\$75.00 (\$.05 psf)	\$125.00 Fringe Toad Lizard Habitat Fee ** (\$400/per acre)	\$2,310.00 (@ \$1.56) TOTAL	\$6,250.00
Coachella	\$250.00	\$760.00 (\$.51 psf)	\$2,500.00 (\$ 1.67 psf)	\$800.00 (1% bldg valuation)	\$150.00 (\$.10 psf)	\$140.00 Fire Facilities Fee (\$.02 psf = \$140.) Fringe Toad Lizard Habitat Fee ** (\$400/per acre)	\$2,310.00 (@ \$1.56) TOTAL	\$7,010.00
Desert Hot Springs	\$110.00	\$1,070.00 (\$.71 psf)	\$2,700.00 (\$ 1.85 psf)	\$330.00 (\$.22 psf)	\$150.00 (\$.10 psf)	\$325.00 Fire Facilities Fee (\$.05 psf = \$75.) Traffic Signal Fee (\$50./per unit) Park Development Fee (\$300./per unit) Fringe Toad Lizard Habitat Fee ** (\$400/per acre)	\$2,310.00 (@ \$1.56) TOTAL	\$7,185.00
Hutton Wells	\$95.00	\$830.00 (\$.55 psf)	\$2,200.00 (\$ 1.47 psf)	\$1,500.00	\$75.00 (\$.05 psf)	\$1,030.00 1.25% Bldg Valuation Capital Impact Fees Dry 111 Storm Drain Benefit District Fee (\$400./per residential unit) Fringe Toad Lizard Habitat Fee ** (\$400/per acre)	\$2,310.00 (@ \$1.56) TOTAL	\$8,070.00
Indio	\$65.00	\$1,000.00 (\$.67 psf)	\$2,110.00 (\$ 1.41 psf)	\$0.00	\$150.00 (\$.10 psf)	\$813.00 Parks and Recreation Fee @ \$350 Storm Drain Facilities Fee @ \$303 Bridge Crossing/Hwy for Thoroughfare @ \$300 Traffic Signal Fee @ \$100 Fringe Toad Lizard Habitat Fee **	\$2,310.00 (@ \$1.56) TOTAL	\$6,260.00

COACHELLA VALLEY - SUMMARY OF DEVELOPMENT FEES AND PLANNING FEES
TYPICAL RESIDENTIAL UNIT OBTAINING 1500 SQUARE FEET OF LIVING AREA
SHADE FAMILY HOME

CITY	PLANNING FEE	PERMIT FEE *	WATER/SEWER FEE	HOMEOWNERS TAX (ON ENCROACHMENT)	TECHNICAL DRY-UP	MISC. FEES	SCHOOL FEES	TOTAL AMOUNT
La Quinta	\$190.00	\$950.00 (\$.63 psf)	\$2,200.00 (\$ 1.47 psf)	\$0.00	\$150.00 (\$.10 psf)	\$1,000.00 Infrastructure Fee = to 2.25 of Bldg Valuation Fringe Toed Lizard Habitat Fee ** (\$600/per acre)	\$2,310.00 (@ \$1.56) TAXED	\$7,620.00
Palm Desert	\$70.00	\$1,073.00 (\$.72 psf)	\$2,200.00 (\$ 1.47 psf)	\$600.00 (\$ 40. psf)	\$75.00 (\$.05 psf)	\$1,005.00 Drainage Fee @ \$400 (\$.53 psf = \$400.) Fire Facilities Fee @ \$100 (\$.07 psf = \$100.) Park and Recreation Fee @ \$855 (\$.57 psf = \$855.) Traffic Signalization Fee @ \$50 (\$.03 psf = \$50.) Art In Public Places Fee Job Valuation Fee Fringe Toed Lizard Habitat Fee ** (\$600/per acre)	\$2,310.00 (@ \$1.56) TAXED	\$8,103.00
Palm Springs	\$135.00	\$1,037.00 (\$.69 psf)	\$2,850.00 (\$ 1.90 psf)	\$600.00 (\$ 40. psf)	\$71.00 (\$.05 psf)	\$663.00 Drainage Fee @ \$750 (\$.50 psf = \$750.)	\$2,310.00 (@ \$1.56) TAXED	\$7,896.00
Rancho Mirage	\$270.00	\$850.00 (\$.57 psf)	\$2,200.00 (\$ 1.47 psf)	\$600.00 (\$ 40. psf)	\$75.00 (\$.05 psf)	\$0.00 Parkland Fees Fringe Toed Lizard Habitat Fee ** (\$600/per acre)	\$2,310.00 (@ \$1.56) TAXED	\$6,335.00
Riverside County	\$100.00	\$760.00 (\$.51 psf)	\$2,200.00 (\$ 1.47 psf)	\$0.00	\$150.00 (\$.10 psf)	\$0.00 Fringe Toed Lizard Habitat Fee ** (\$600/per acre)	\$2,310.00 (@ \$1.56) TAXED	\$5,370.00

- * Permit Fee Includes: building, plan check, encroachment, mechanical and plumbing fees and Strong Motion Instrumentation (SMI) for the State of California.
 - ** Fringe Toed Lizard Habitat Mitigation Fee is applicable to certain cities located within the Coachella Valley.
- It should be noted that the City of Indian Wells does not allow buildings smaller than 2000 square feet.

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Abstract

The purpose of this study was to investigate the effects of a 12-week intervention program on the physical and psychological health of middle-aged adults. The study was conducted in a community-based setting and involved 150 participants who were randomly assigned to either an intervention group or a control group. The intervention group participated in a supervised exercise program consisting of three sessions per week, each lasting 45 minutes. The control group did not participate in any structured exercise program. Data were collected at baseline, 6 weeks, and 12 weeks. The primary outcome measures were changes in body mass index (BMI), blood pressure, and self-reported stress levels. Secondary outcome measures included changes in heart rate, cholesterol levels, and quality of life. The results showed that the intervention group experienced significant improvements in BMI, blood pressure, and self-reported stress levels compared to the control group. There were also significant improvements in heart rate, cholesterol levels, and quality of life in the intervention group. The findings suggest that a 12-week supervised exercise program can effectively improve the physical and psychological health of middle-aged adults. Further research is needed to determine the long-term effects of such interventions and to identify the most effective components of the program.

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